

LAND FOR LEASE OR SALE

American Way & Getwell Rd

Claudette Rd, Memphis, TN 38118



LAND FOR LEASE OR SALE 4.86 +/- ACRES

PROPERTY HIGHLIGHTS

- Approximately 4.86 +/- acres
- Level topography
- Multiple access points
- Land available for lease or sale off Getwell and American Way, just minutes from our southeast industrial submarket. Nearby are busy I-240 and HWY 78 corridors.



Traffic Counts

American Way	29,023 VPD
Getwell Rd	49,882 VPD
I- 240	123,923 VPD

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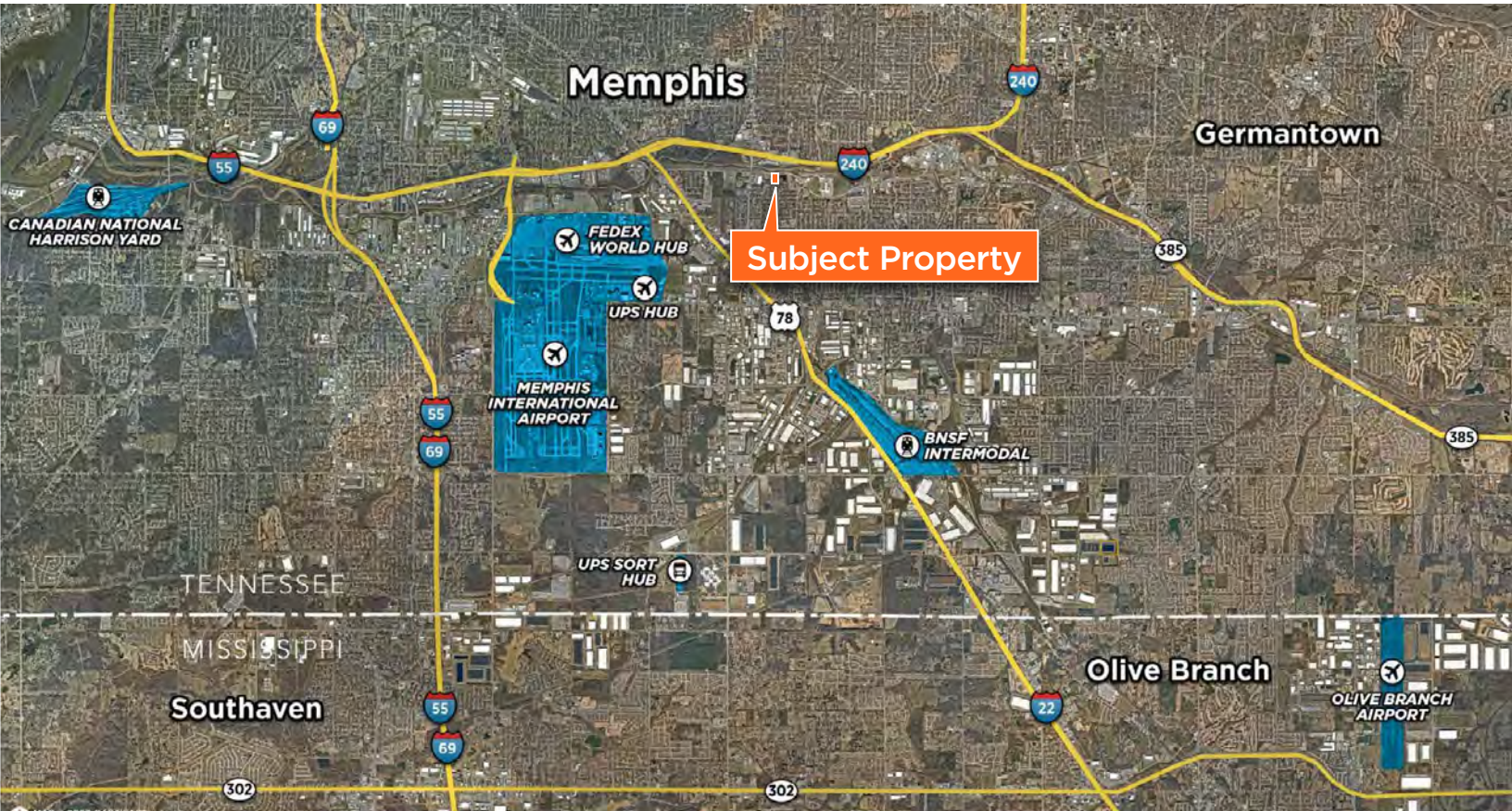
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PRIME LOCATION



Greater than 90% of the world's GDP is within 72 hours of Memphis

75% of the U.S. population is within a 2 day drive (22 hours)



6 MINS	7 MINS	13 MINS	7 MINS	31 MINS	21 MINS	39 MINS
5 MILES	5 MILES	12 MILES	7 MILES	25 MILES	12 MILES	41 MILES

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