

# 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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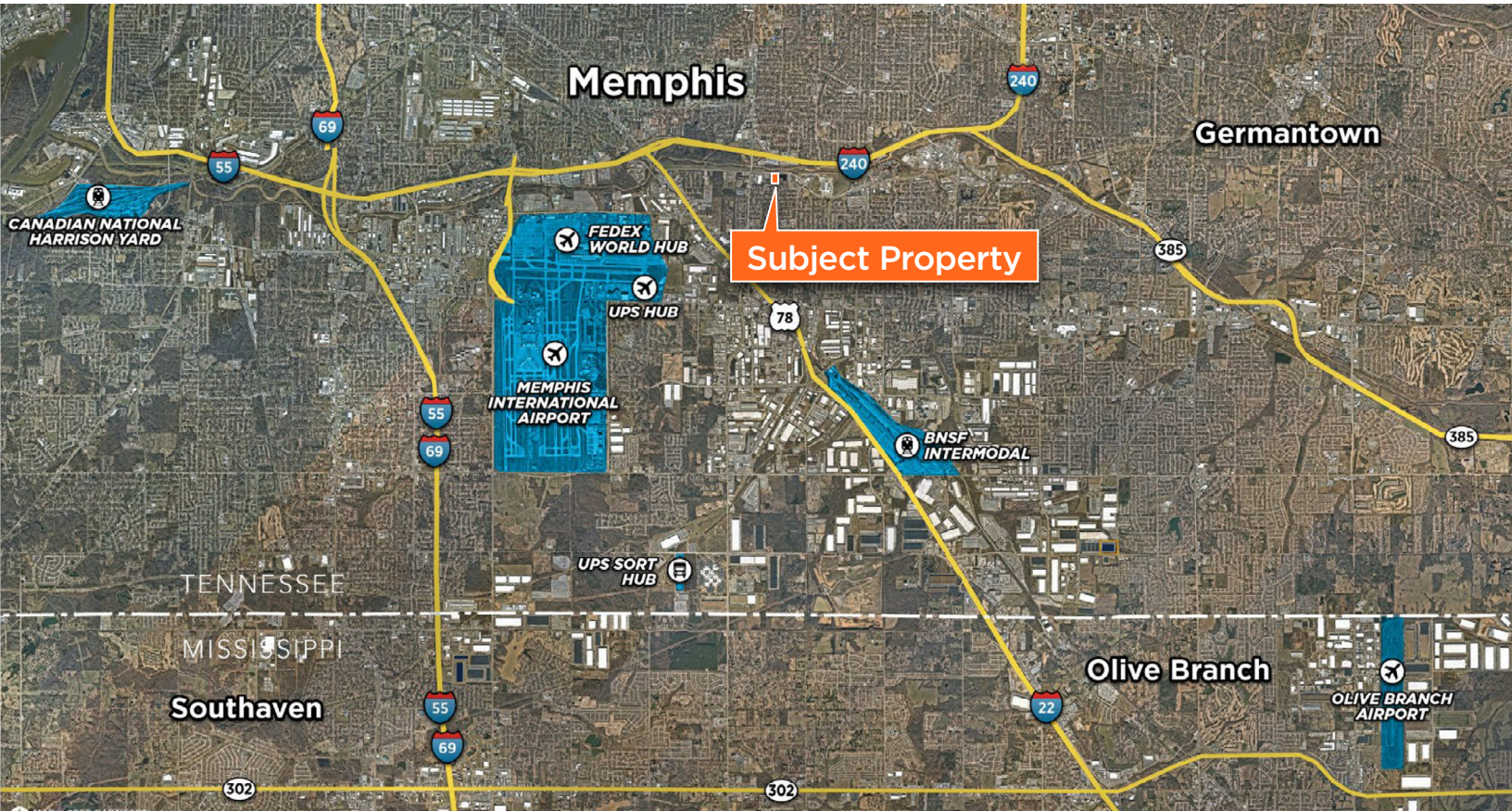
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## PRIME LOCATION



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)



<b>6</b> MINS <b>5</b> MILES	<b>7</b> MINS <b>5</b> MILES	<b>13</b> MINS <b>12</b> MILES	<b>7</b> MINS <b>7</b> MILES	<b>31</b> MINS <b>25</b> MILES	<b>21</b> MINS <b>12</b> MILES	<b>39</b> MINS <b>41</b> MILES
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