

PROPERTY OFFERING OVERVIEW

409 S Main St

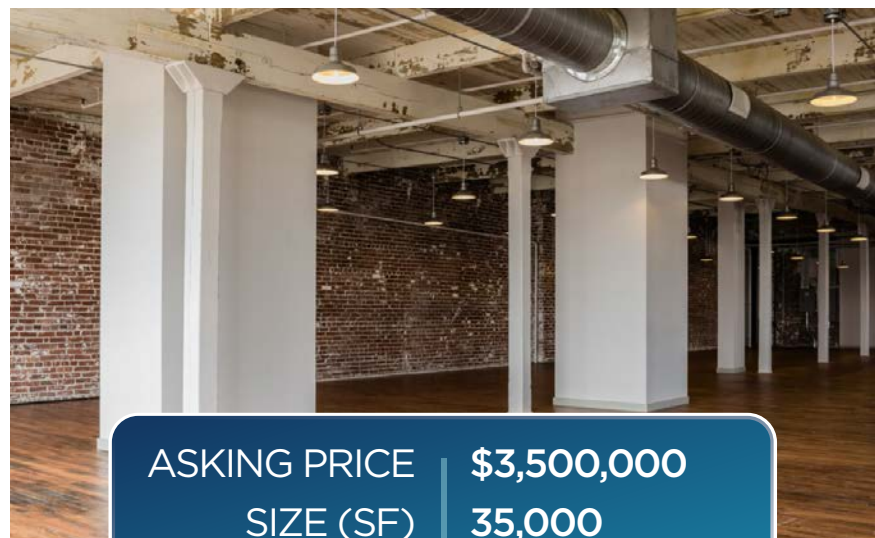
Memphis, TN 38103



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS



ASKING PRICE	\$3,500,000
SIZE (SF)	35,000
ACRES	0.195
SUBMARKET	DOWNTOWN



INVESTMENT OPPORTUNITY - EVENT VENUE

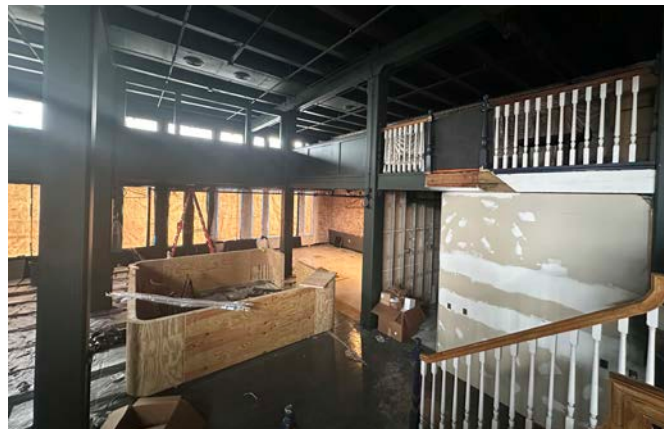
BASEMENT HIGHLIGHTS

- Formerly operated as a successful speakeasy-style bar/lounge, Lucky Cowboy
- Set of restrooms
- Holds 110 people
- Eclectic décor and furniture available at an additional cost



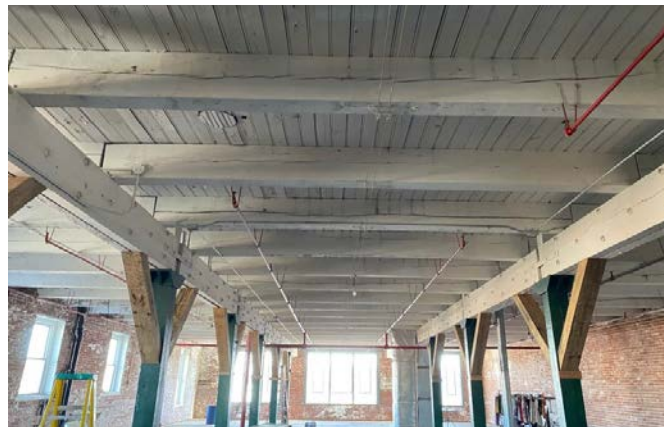
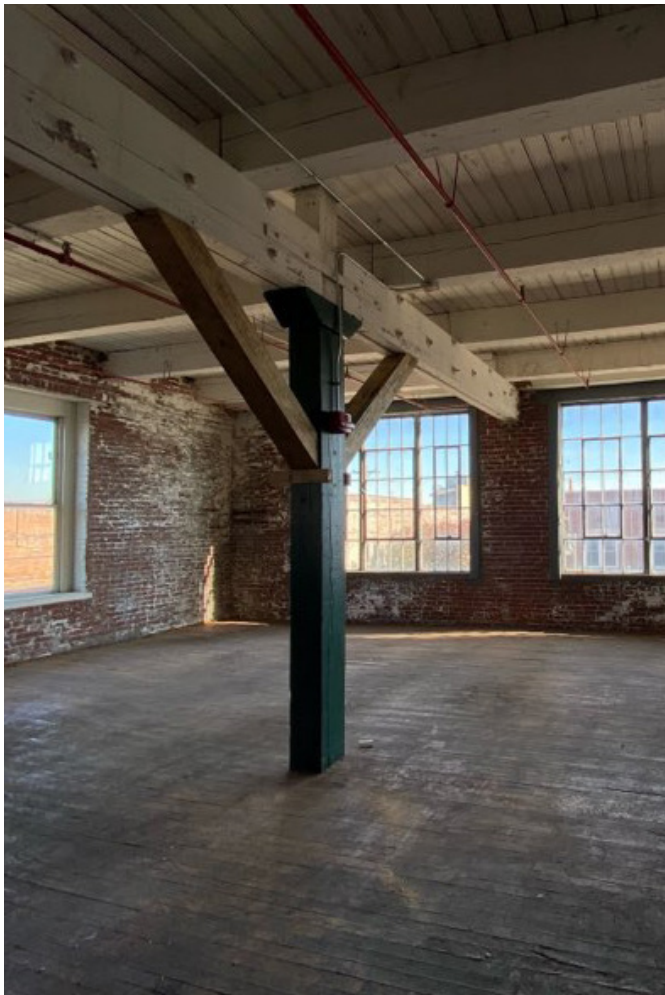
1ST FLOOR HIGHLIGHTS

- Brand new full commercial kitchen setup
- Multiple restrooms
- Fit for restaurant or venue space expansion



2ND FLOOR HIGHLIGHTS

- Blank canvas with adaptable design
- Potential expansion space for events



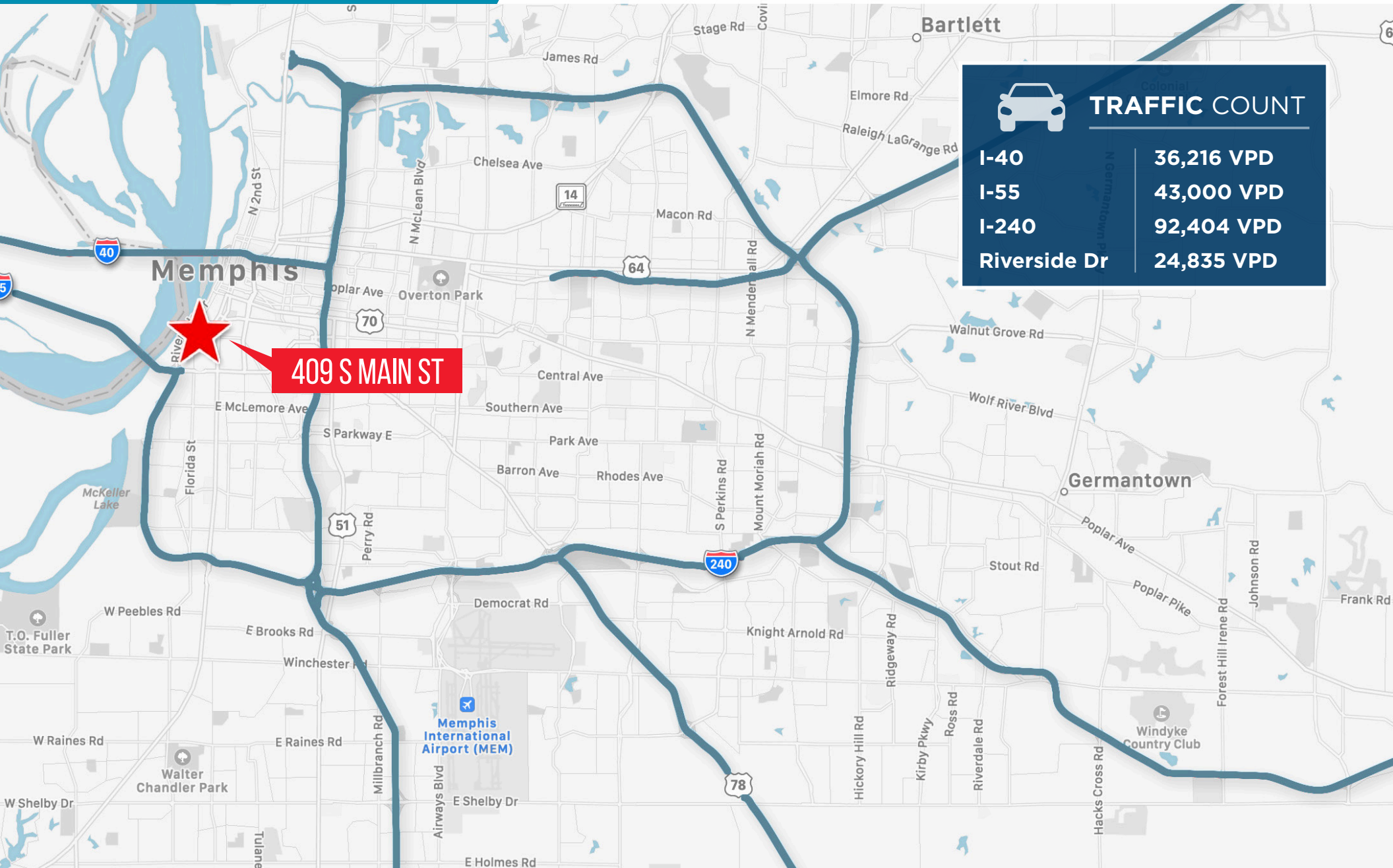
3RD FLOOR HIGHLIGHTS

- Fully-functioning wedding venue
- Comfortably holds 250 people, 220 people seated
- Caterer's kitchen
- Bridal Suite and Groom Suite attached to respective restrooms
- Turnkey revenue from scheduled venue rentals



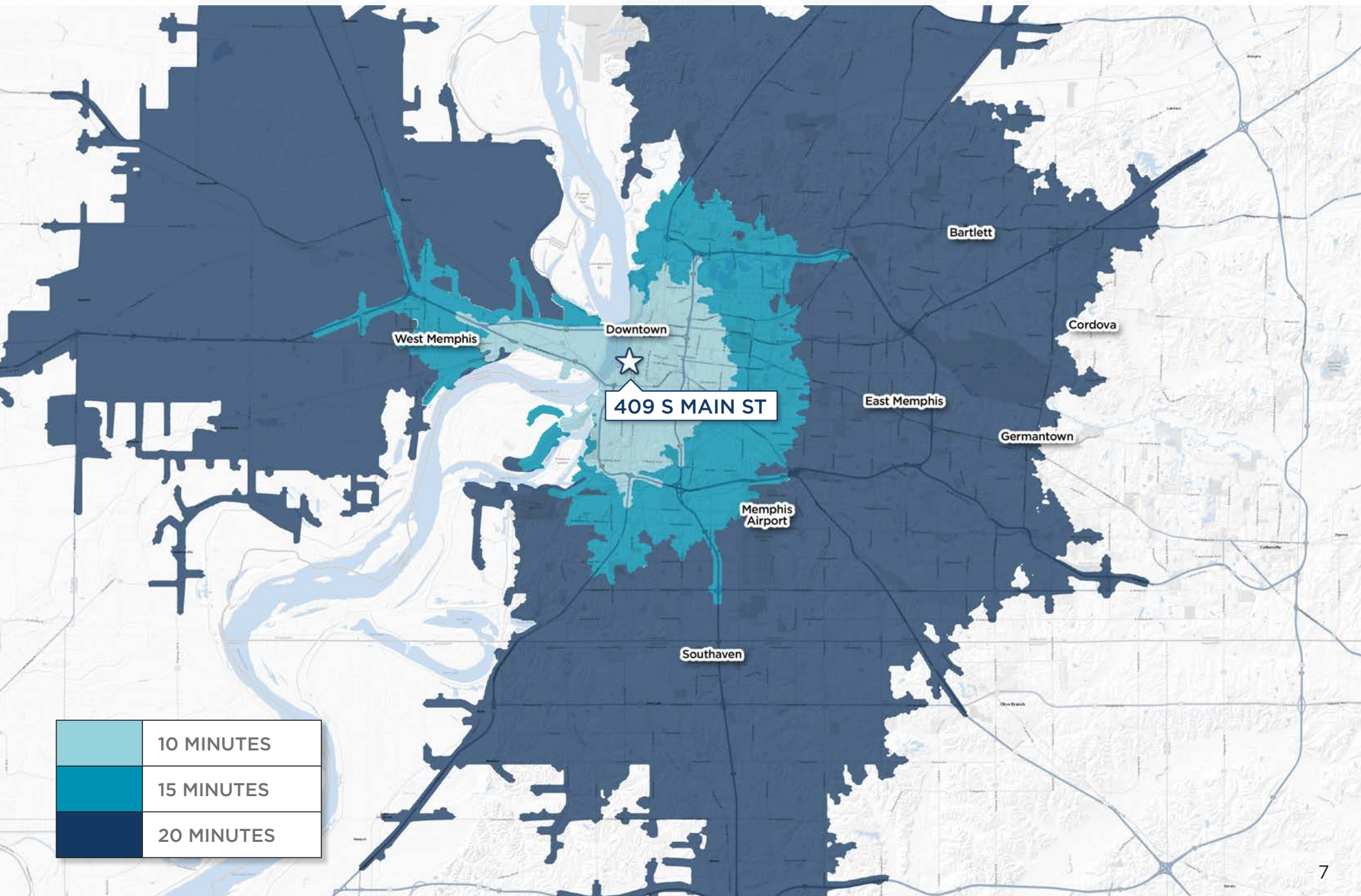
PRIME LOCATION

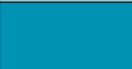
DOWNTOWN SUBMARKET



DRIVE TIME MAP

409 S Main St



	10 MINUTES
	15 MINUTES
	20 MINUTES

DEMOGRAPHICS

409 S Main St

YEAR 2023	1 MILE	3 MILE	5 MILE
Population	10,367	60,103	121,419
Median Age	37.6	37.4	38.0
Average Household Income	\$126,637	\$88,005	\$86,098
Per Capita Income	\$84,717	\$44,090	\$41,111
Total Businesses	1,352	3,782	6,067
Total Employees	26,956	84,362	116,627
Employment (White Collar)	83.4%	65.5%	62.0%
Employment (Blue Collar)	9.7%	18.1%	20.8%
Employment (Services)	6.9%	16.4%	17.3%
Unemployment Rate	2.4%	8.7%	8.8%

source: Esri, March 2023

DOWNTOWN NEIGHBORS



DOWNTOWN MEMPHIS, TN

In 2024, Memphis offers a plethora of new attractions and experiences. Tom Lee Park has been revitalized with a brand-new entry plaza, playground, fitness zone, and event spaces. Memphis in May undergoes changes, with the Barbecue Cooking Contest moving to Liberty Park and a new music festival called RiverBeat featuring The Fugees and Odesza. Topgolf Memphis opens its doors, while new hotels like Marriott's Aloft and Dream Hotels are set to open soon. The city's performing arts scene thrives with shows like Les Miserables and Wicked. Sports enthusiasts can anticipate events like the FedEx St. Jude Championship and NCAA Tournament. Culinary options expand with additions like Amelia Gene's and Bog & Barley. Beer aficionados can explore Memphis' craft breweries, and Elvis Presley's Graceland introduces new exhibits. The National Civil Rights Museum and Withers Collection Museum expand, while upgrades at Memphis International Airport enhance the traveler experience. Downtown sees the opening of the Mobility Center, and the Withers Collection Museum & Gallery earns a spot on the U.S. Civil Rights Trail.

SITE PLAN



ARRIVE
MEMPHIS



PROPERTY SPECIFICATIONS

Tax Parcel ID	002105 00003
Building Size	35,000 SF
Acres	0.195
Year Built	1910
# of Stories	3 stories + basement
Average Floor Plate Size	11,667 SF excluding basement
Parking	Pay-to-park lot adjacent to property - 36 parking spaces
Exterior Walls	Brick
Roof	EPM
Docks	1 ext
Fire Protection (Sprinkler System)	Wet
Utilities	Electricity, Water, Gas Provider - Memphis, Light, Gas & Water (MLGW)
Elevators	1
Security	Security camera system located in basement
HVAC	8 units - 1 for basement, 3 for 1st floor, 3 for 3rd floor, 1 located on rooftop
Restrooms	Restrooms in basement and on floors 1 and 3
Walk Score	86

409 S MAIN ST

Memphis, TN 38103



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**CUSHMAN &
WAKEFIELD**



**COMMERCIAL
ADVISORS**

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