

MIXED-USE OPPORTUNITY



±12,000 SF AVAILABLE



OFFICE & RETAIL SPACE

1555 Madison Ave • Memphis, TN 38104

AJ
Capital
Partners



THE HISTORY

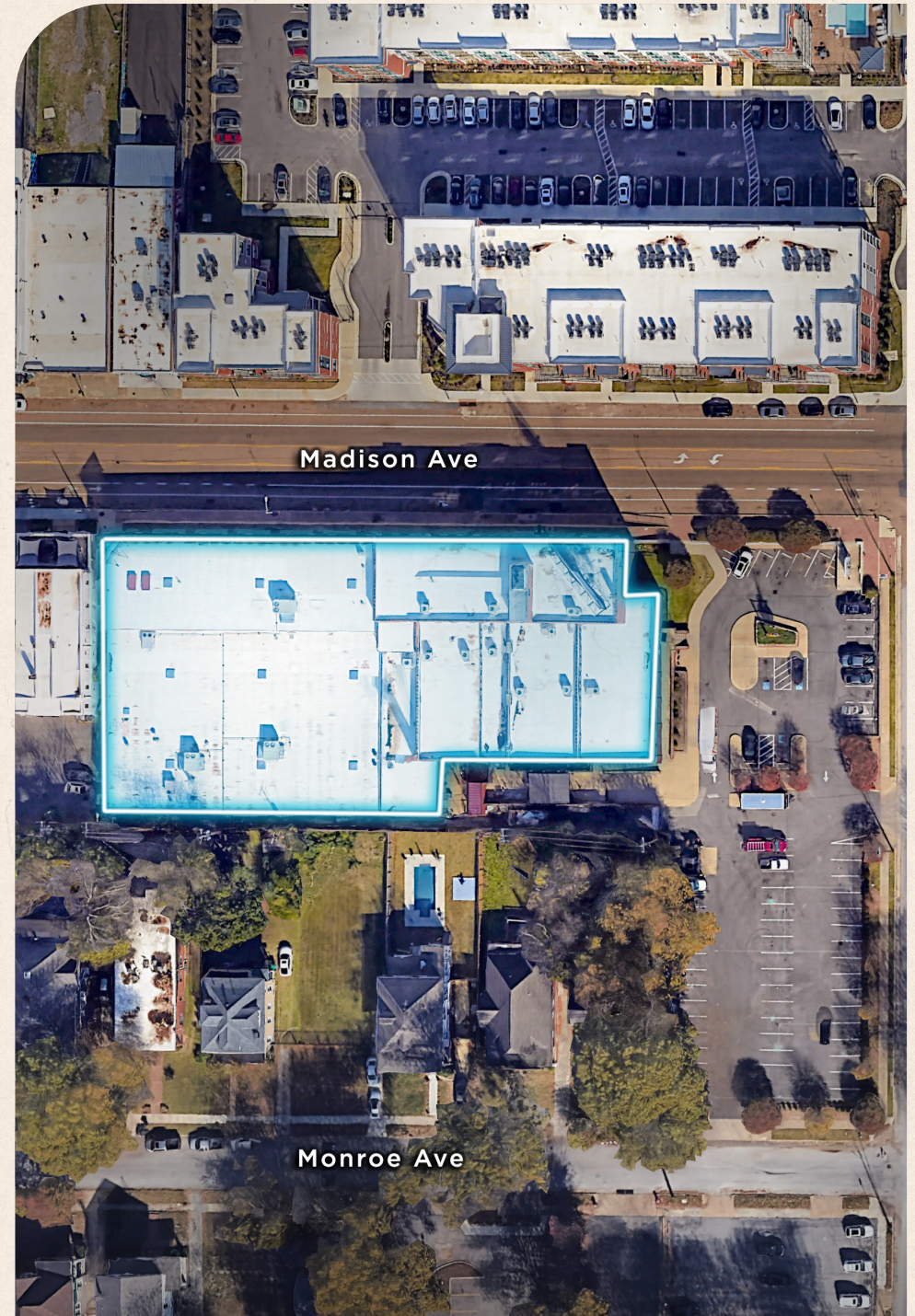
Minglewood Hall, located at 1555 Madison Avenue in Memphis, Tennessee, was established in 2007 after a major renovation of the former Strings & Things event center. The venue is housed in a historic building that was built in 1938 and once a bread factory with a capacity of 1,650 people. It features a large stage, two bars, and three private VIP suites. The venue can be configured in a variety of ways, from small to large and seated to standing.

Minglewood Hall hosts a variety of events, including music concerts, boxing matches, weddings, and private events. The venue has a unique ambiance with exposed concrete floors, wall sconces, and luxurious curtains. It also has large bathrooms with dual entrances to accommodate crowds.

In October 2021, Nashville-based Adventurous Journeys (AJ) Capital purchased the venue and its 2.7-acre property for \$4.6 million. AJ Capital also owns other notable music venues, including Nashville's Exit/In.

PROPERTY HIGHLIGHTS

- Ideal location for neighbor centric amenities such as an ice cream or dessert bar, nail or hair salon.
- Excellent street front visibility
- Ongoing activation and concert schedule provided by national entertainment group
- Rare midtown surface parking
- Traffic count - 13,468 AADT





**MINGLEWOOD
PLAZA** SHOP • EAT • ROCK
MEMPHIS, TN
±11,829 SF AVAILABLE

PROPERTY DESCRIPTION

Welcome to an unparalleled opportunity in the heart of a vibrant entertainment district! Nestled within an exhilarating entertainment venue redevelopment, this retail space presents a one-of-a-kind chance to immerse yourself in the pulse of live entertainment.

Step into a realm where excitement knows no bounds, where the rhythm of ongoing activation keeps the atmosphere alive and dynamic. Imagine being part of a bustling hub where every day brings fresh experiences and every night pulses with the energy of live performances.

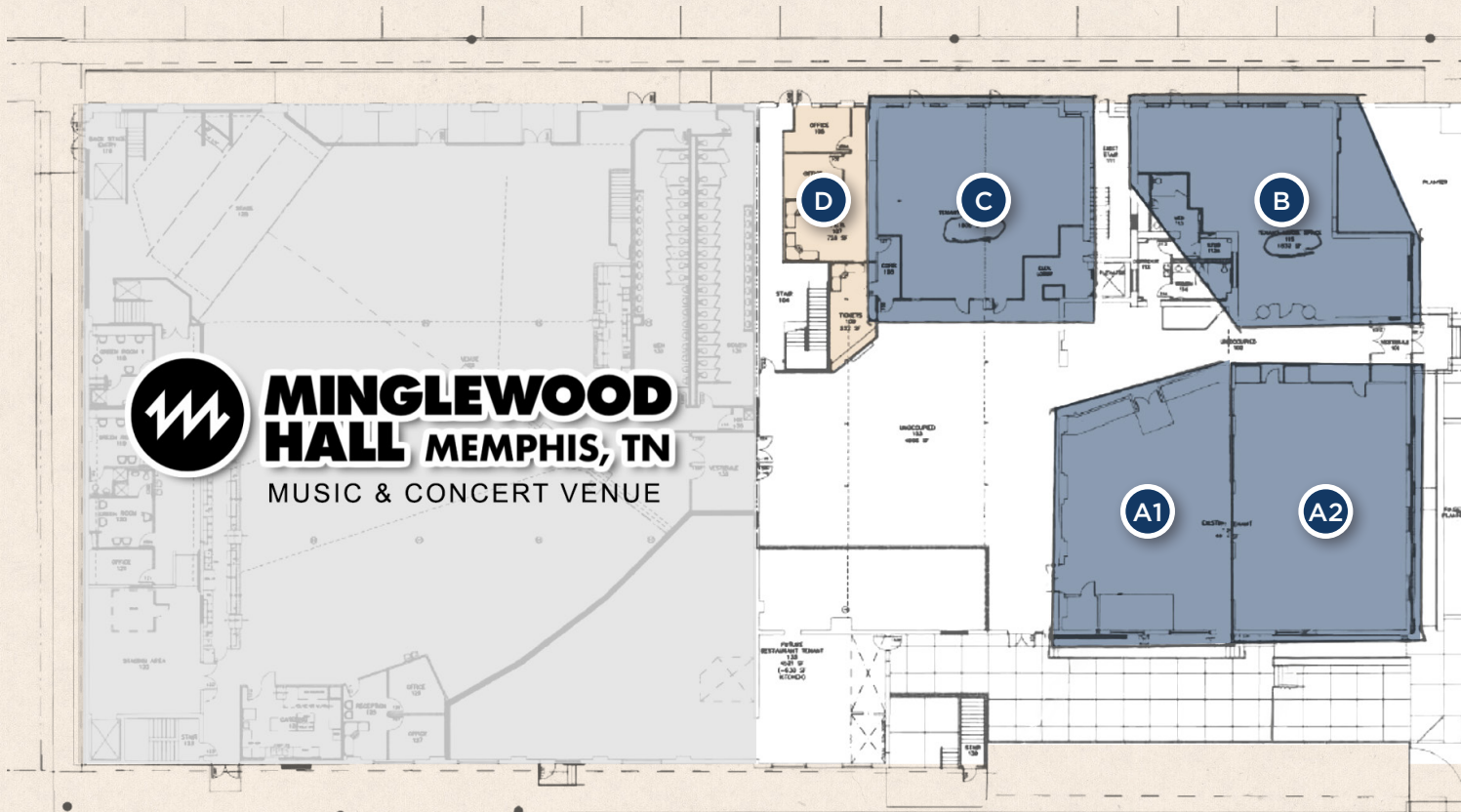
This isn't just a retail space; it's a gateway to an extraordinary lifestyle destination. With an unmatched concert schedule that draws crowds from near and far, your business will benefit from the constant flow of foot traffic and the buzz of anticipation that permeates the air.

Whether you're a boutique looking to captivate fashion-forward clientele or a specialty store aiming to cater to the discerning tastes of entertainment enthusiasts, this location offers the perfect stage for your brand to shine.

Embrace the synergy of commerce and culture, where each day brings new opportunities to engage, inspire, and delight. This isn't just retail—it's an invitation to be part of something extraordinary. Seize the moment and make your mark in this dynamic, thriving destination.

1ST FLOOR SPACE

RETAIL

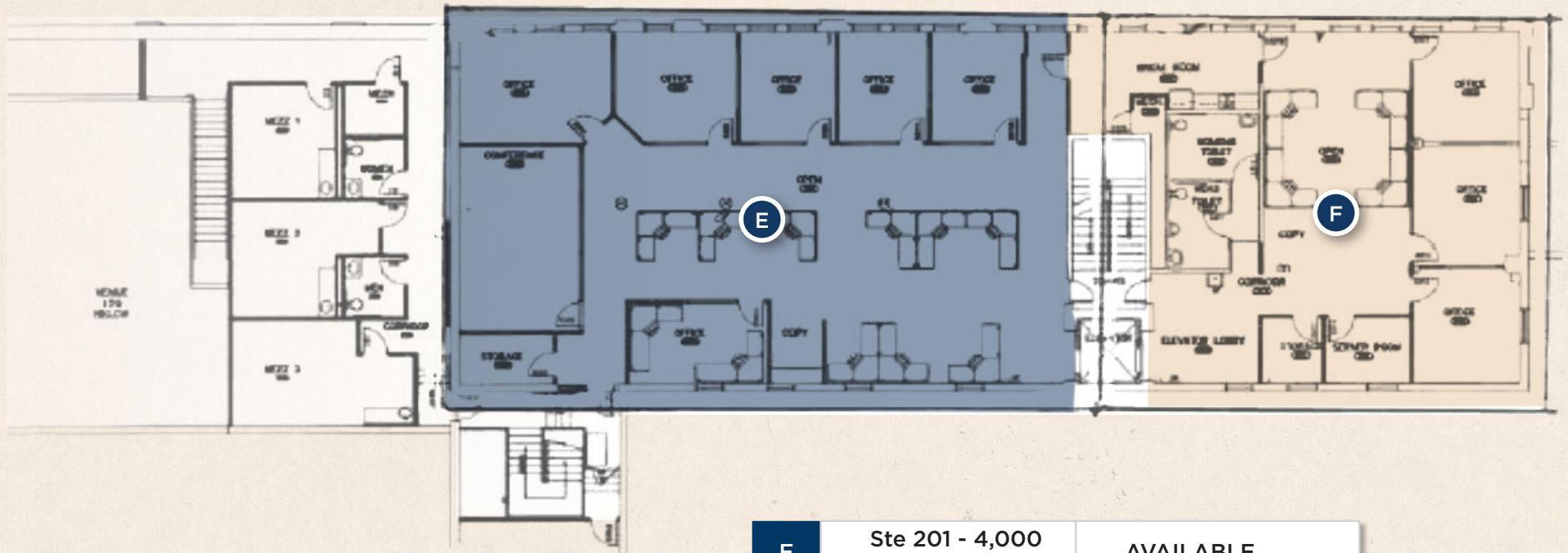


A1	1553 - 2,000 SF	AVAILABLE (1/1/25)
A2	1553 - 2,188 SF	AVAILABLE
B	1559 - 1,832 SF	AVAILABLE

C	1557 - 1,809 SF	AVAILABLE
D	1555 - 960 SF	LEASED

2ND FLOOR SPACE

OFFICE



E	Ste 201 - 4,000 SF	AVAILABLE
F	Ste 202 - 1,800 SF	LEASED

OPPORTUNITY ZONE



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MINGLEWOOD PLAZA

SHOP • EAT • ROCK
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**AJ
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