

LAND FOR SALE

POTENTIAL TRUCK PARKING/DROP YARD

Downtown Submarket



1735 Florida St | Memphis, TN 38109

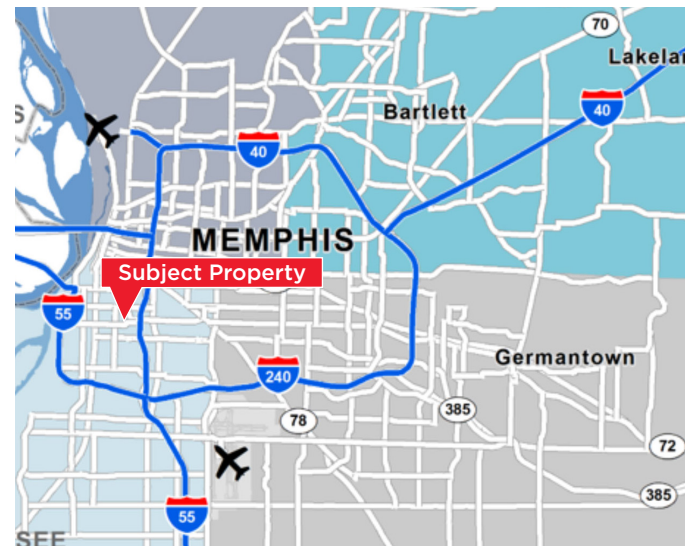


Commercial Advisors is please to present 1735 Florida to the market for sale. The property is 1.571 acres. The structures on the buildings are in need of major repair. They could be repaired or demolished. The size would be a great location for truck parking or a trailer drop yard.

1.571 +/- ACRES DEVELOPMENT OPPORTUNITY

Property Highlights

- Asking Price: \$275,000
- Land Size: 1.571 acres
- Building Size: 19,214 SF



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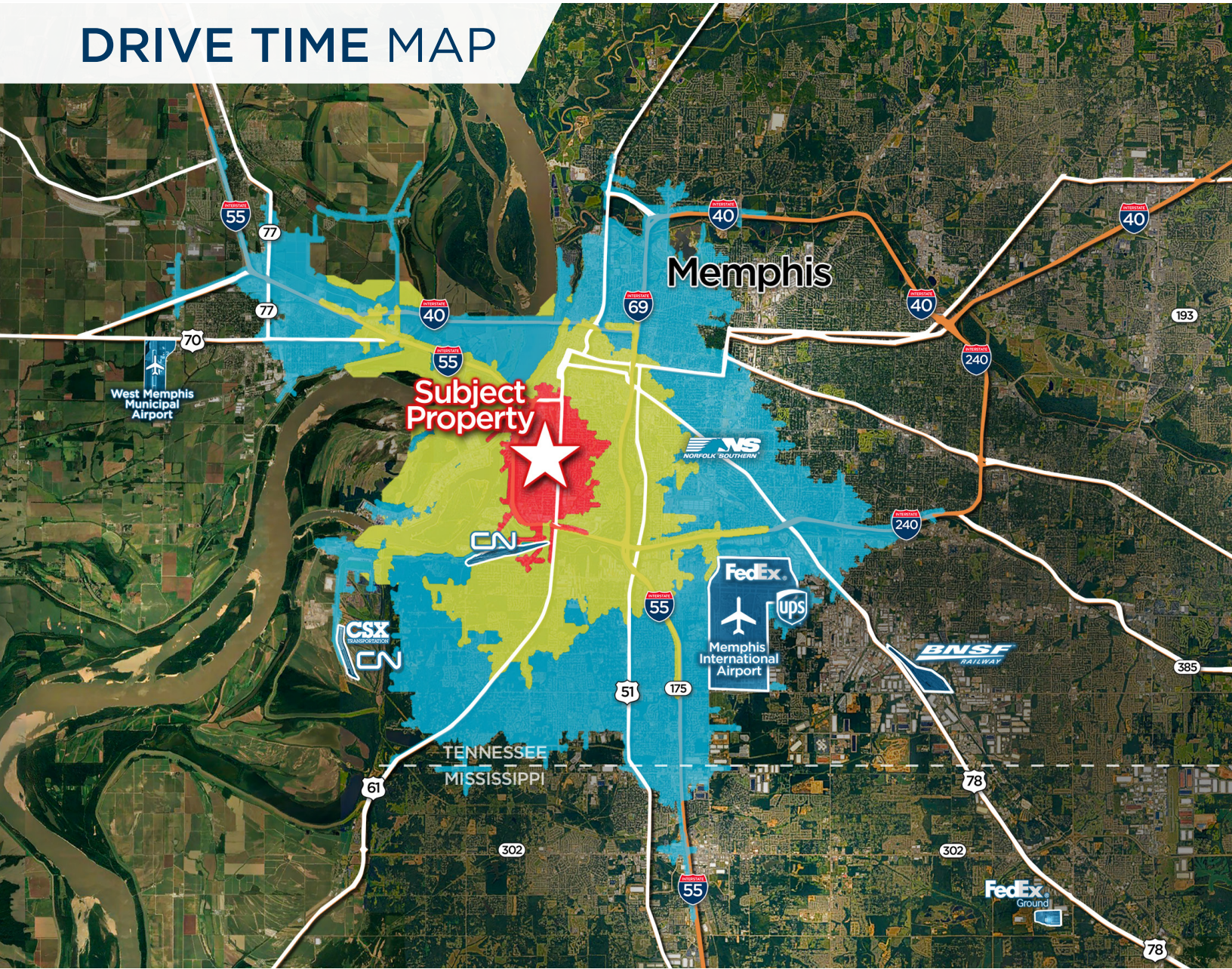
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PARKING/DROP YARD**

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DRIVE TIME MAP



	5 MINS		10 MINS		15 MINS		15 MINS
	16 MINS	10 MINS	3 MINS	27 MINS	13 MINS	6 MINS	14 MINS
	9 MILES	5 MILES	1 MILE	14 MILES	8 MILES	3 MILES	6 MILES
	15 MINS	10 MINS	3 MINS	27 MINS	13 MINS	6 MINS	14 MINS

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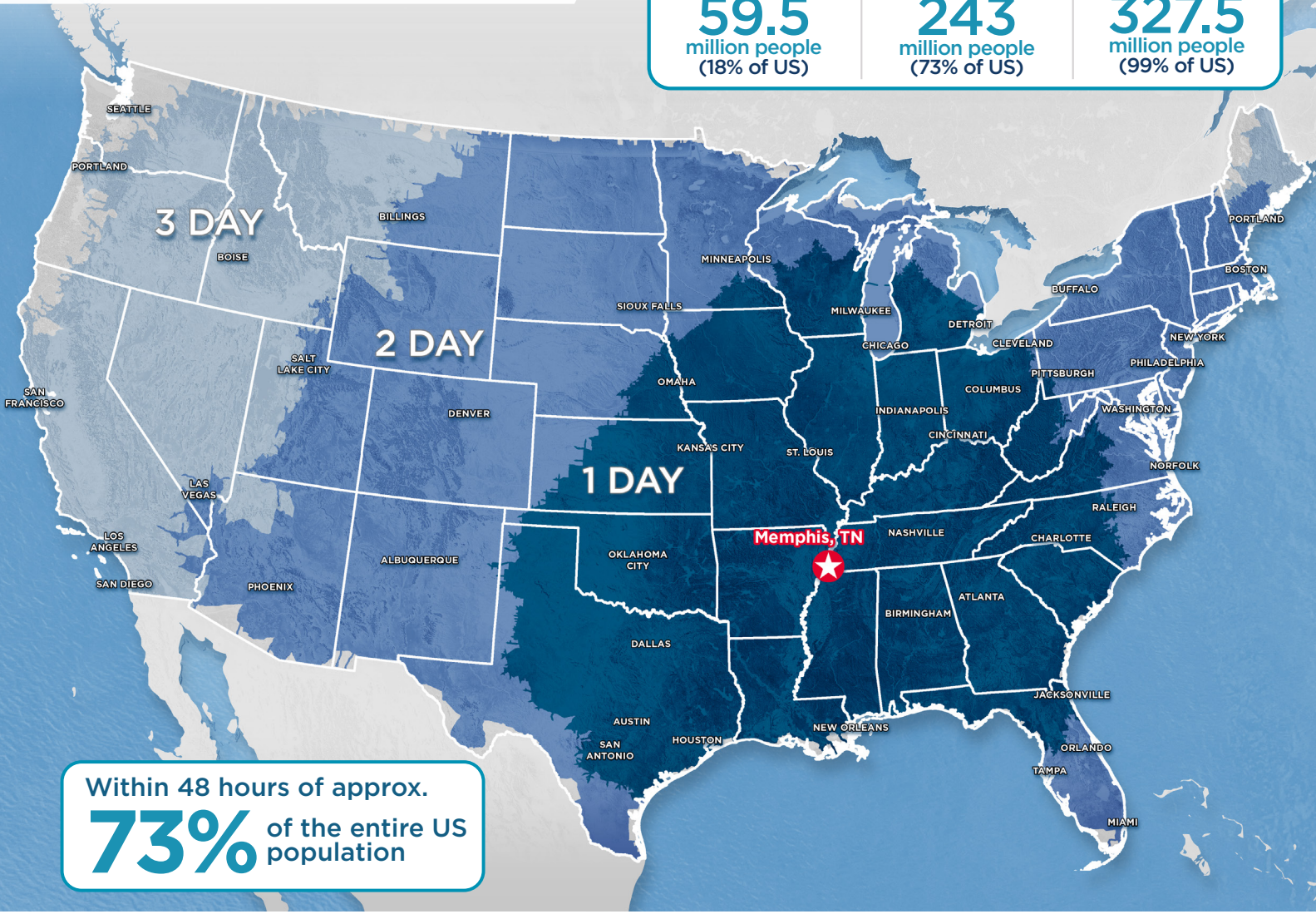
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PRIME LOCATION

NATIONAL DRIVE TIME		
1-DAY DRIVE	2-DAY DRIVE	3-DAY DRIVE
59.5 million people (18% of US)	243 million people (73% of US)	327.5 million people (99% of US)



Within 48 hours of approx.
73% of the entire US population

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5

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