

**FOR SALE**

# 311 S MAIN STREET MEMPHIS, TN 38103

## Historic Redevelopment Opportunity in South Main Arts District

Own a piece of South Main's history with this 29,300 SF two-story building in Memphis' vibrant Arts District. Prime for mixed-use redevelopment, this vacant historic structure offers flexible zoning, strong foot traffic from nearby cultural anchors, and access to historic tax credits—ideal for creative investors and developers.

### KEY FEATURES

- Two stories, equal square footage
- Located in South Main Arts District
- Zoned SM(H) (Mixed-Use)
- Historic tax credit eligible, adaptive re-use incentives
- 82' frontage on S Main Street
- Walkable to museums, residences, and dining venues
- Ideal for retail, office, residential or creative use
- Strong redevelopment upside

Floor	Potential Use	Square Feet
Ground Floor	Retail / Office / Lobby	14,650 SF
Second Floor	Office / Residential	14,650 SF
<b>Total</b>		<b>29,300 SF</b>



### FOR MORE INFORMATION, CONTACT:

**Karon Nash**  
Associate Vice President  
+1 901 252 6481  
knash@commadv.com

[commadv.com](http://commadv.com)