

OFFERING MEMORANDUM

# 5570 MURRAY AVE

MEMPHIS, TN 38119



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Cushman & Wakefield | Commercial Advisors is pleased to present 5570 Murray Road, an +/- 10,454-square-foot office property ideally positioned just off Poplar Avenue and I-240 in East Memphis. This premier location offers unmatched accessibility for employees and clients, with immediate connectivity to the city's top business, retail, and residential hubs.

The property delivers a rare combination of functionality and modern amenities, including 21 private offices, 3 conference rooms, and a balanced mix of open and collaborative areas. An executive office with a private restroom complements the layout, while the second floor a bar area, a shower-equipped restroom, and a dedicated podcast studio. Large windows throughout bring in abundant natural light, enhancing the workplace environment.

With 53 on-site parking spaces, including 5 covered spaces, the property ensures convenience and comfort for both employees and guests. 5570 Murray Road presents an exceptional opportunity to secure a headquarters-quality address in one of Memphis's most connected office corridors.

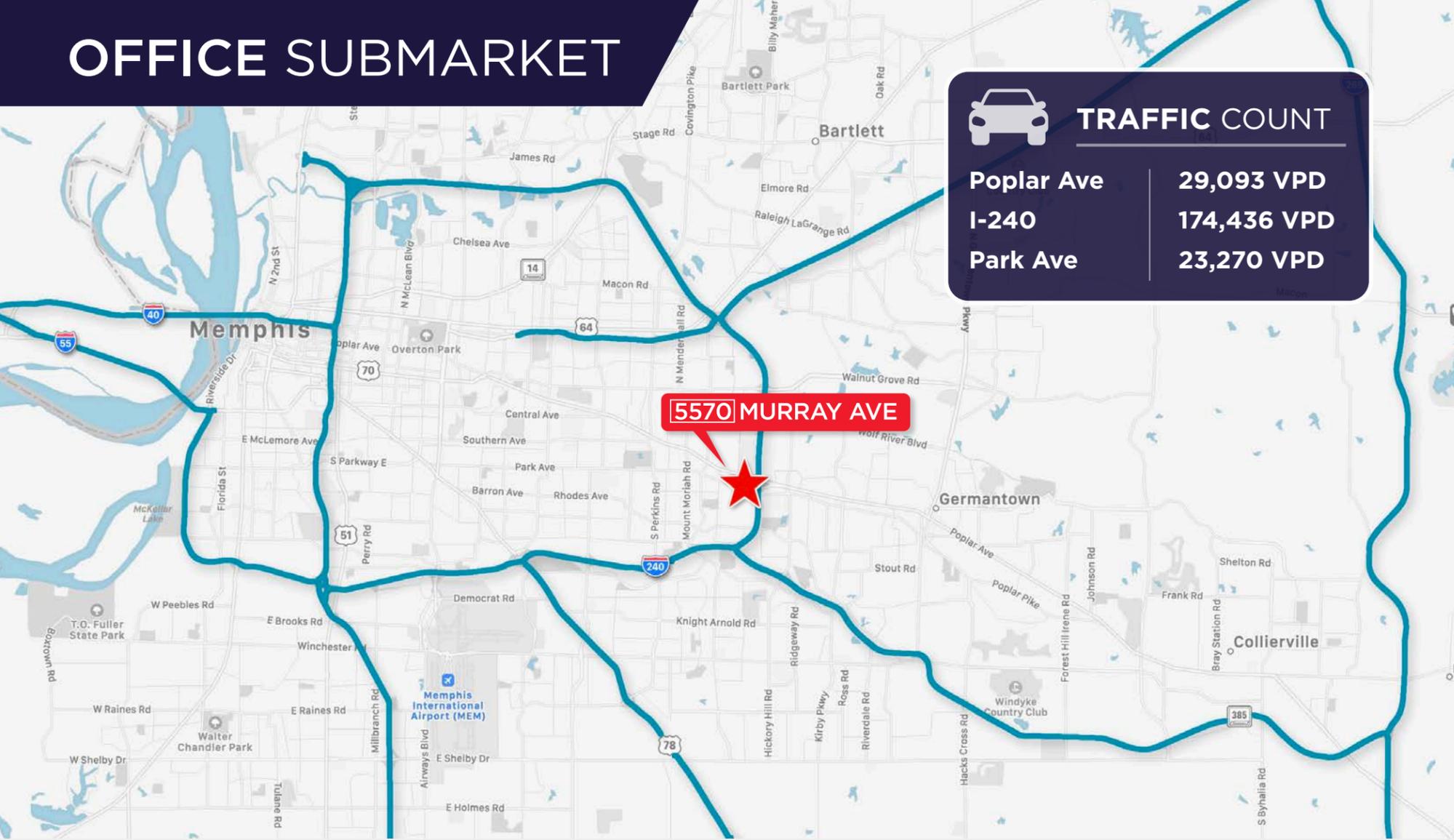
## Offering Summary

Asking Price	\$2,613,000
Submarket	East
Number of Tenants	0
Occupancy	0%



# MARKET ANALYSIS

# OFFICE SUBMARKET



## STRONG OFFICE SUBMARKET FUNDAMENTALS

The East Memphis Submarket is one of the most established and prestigious office corridors in the Mid-South. It is home to major corporate campuses, including the headquarters of FedEx Logistics and notable regional offices for Fortune 500 companies. The demand for space in this submarket is driven by its central location, high-quality office product, and proximity to affluent residential neighborhoods such as Germantown and Collierville. With easy access to Poplar Avenue, I-240, and key business amenities, East Memphis serves as a hub for professional services, healthcare, and financial institutions, making it one of the most desirable submarkets in Shelby County.

# 5570 MURRAY AVE



## DEMOGRAPHICS

YEAR 2025	1 MILE	3 MILE	5 MILE
Population	6,309	74,160	218,280
Median Age	40.4	38.8	36.1
Average Household Income	\$136,793	\$148,181	\$115,399
Per Capita Income	\$66,839	\$64,569	\$48,893
Total Businesses	350	3,282	3,603
Total Employees	3,462	81,588	48,972
Employment (White Collar)	84.2%	76.8%	58.5%
Employment (Blue Collar)	4.5%	10.9%	25.1%
Employment (Services)	0.5%	12.3%	16.4%
Unemployment Rate	3.7%	2.1%	4.9%

- **Prime East Memphis Location** - Easy access to I-240 and Poplar Avenue, connecting to the entire Memphis metro area
- **Close to Key Amenities** - University of Memphis, Shelby Farms Park, Houston's, Folk's Folly Prime Steakhouse, The Half Shell, and more
- **Affluent Demographics** - Average household income exceeding \$200,000 within a one-mile radius



# PROPERTY DESCRIPTION

# PROPERTY SPECIFICATIONS

Parcel ID	056061 00023C 056059 00007	Roof	TPO and Metal
Building Size (SF)	+/- 10,454	Sprinklers	NA
Acres	0.8926	Access Control System	Yes
Zoning	OG - Office General	Energy Management	NA
Year Built	1975	Generator	No
# of Stories	2	Elevators	No
Parking Spaces	53	Security	Yes
Parking Ratio	5/1000	Utilities	MLGW
		Power	850 Amps

## TAX INFORMATION

Total Appraisal	\$1,055,300
Total Assessment	\$422,120
2025 City Taxes	\$10,894.12
2025 County Taxes	\$11,355.03

# PROPERTY HIGHLIGHTS

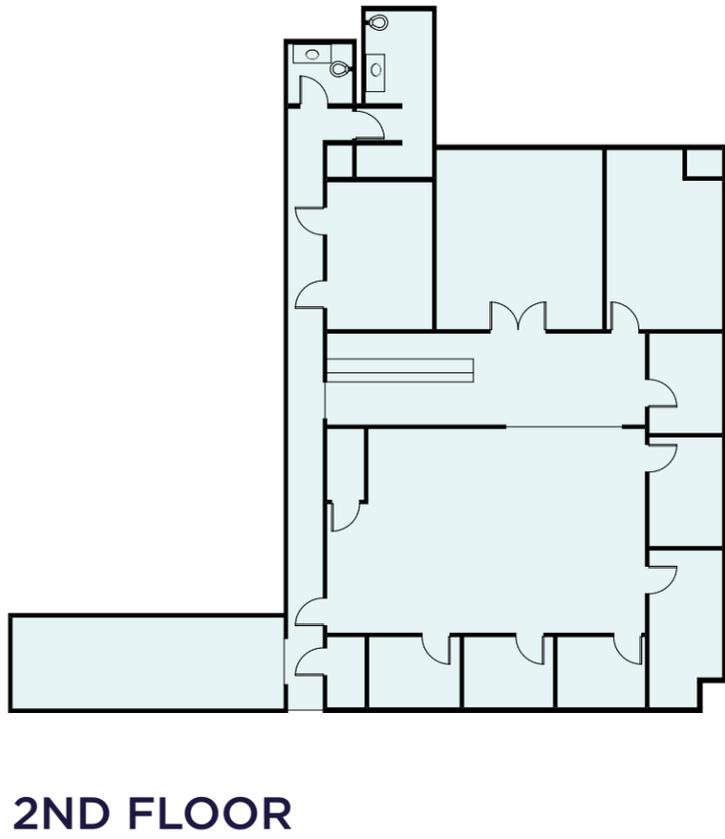
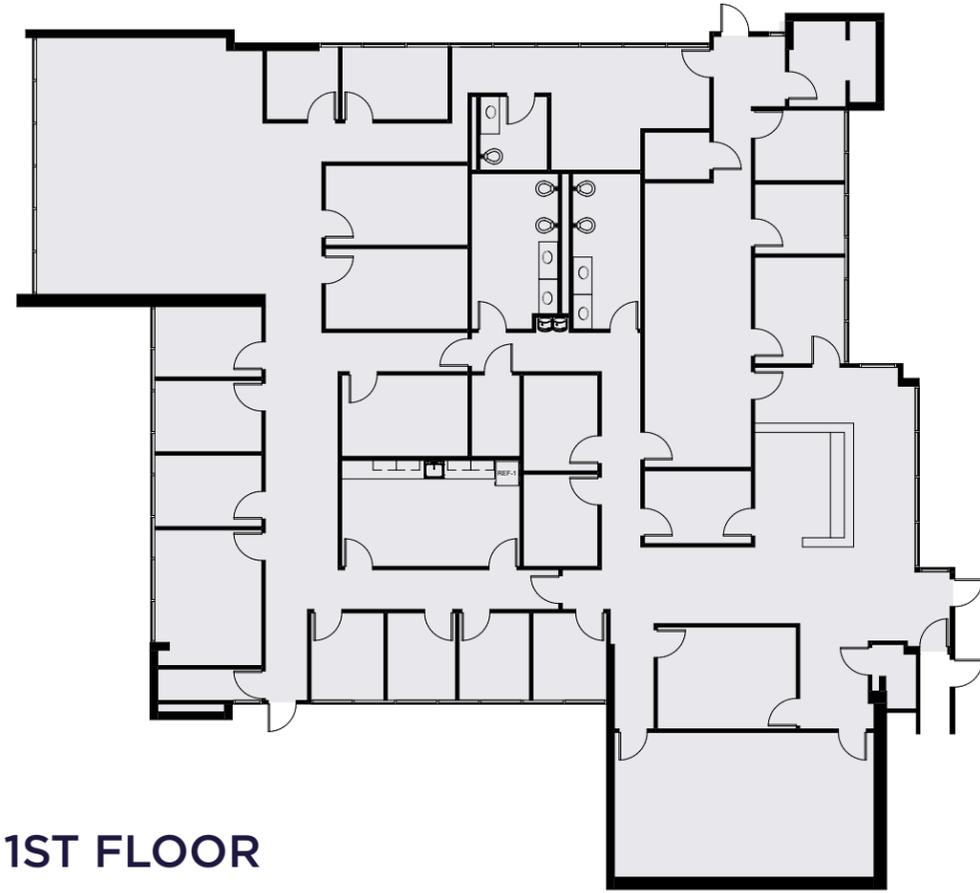
- **Fully renovated and updated 10,454 SF office building** with abundant natural light and expansive window lines
- **Prime East Memphis location at Poplar & I-240**, providing quick access across the city
- Highly functional layout with a mix of **private offices, conference rooms, open areas, and collaborative space**
- **Executive office with private restroom**
- **Recently updated second-floor amenities** including a **hospitality lounge, podcast studio, and shower-equipped restroom**
- **Parking ratio over 5/1,000**, featuring **53 spaces with 5 covered adjacent to the main entrance**
- Seller to occupy through **May 2026** – building delivered vacant upon availability



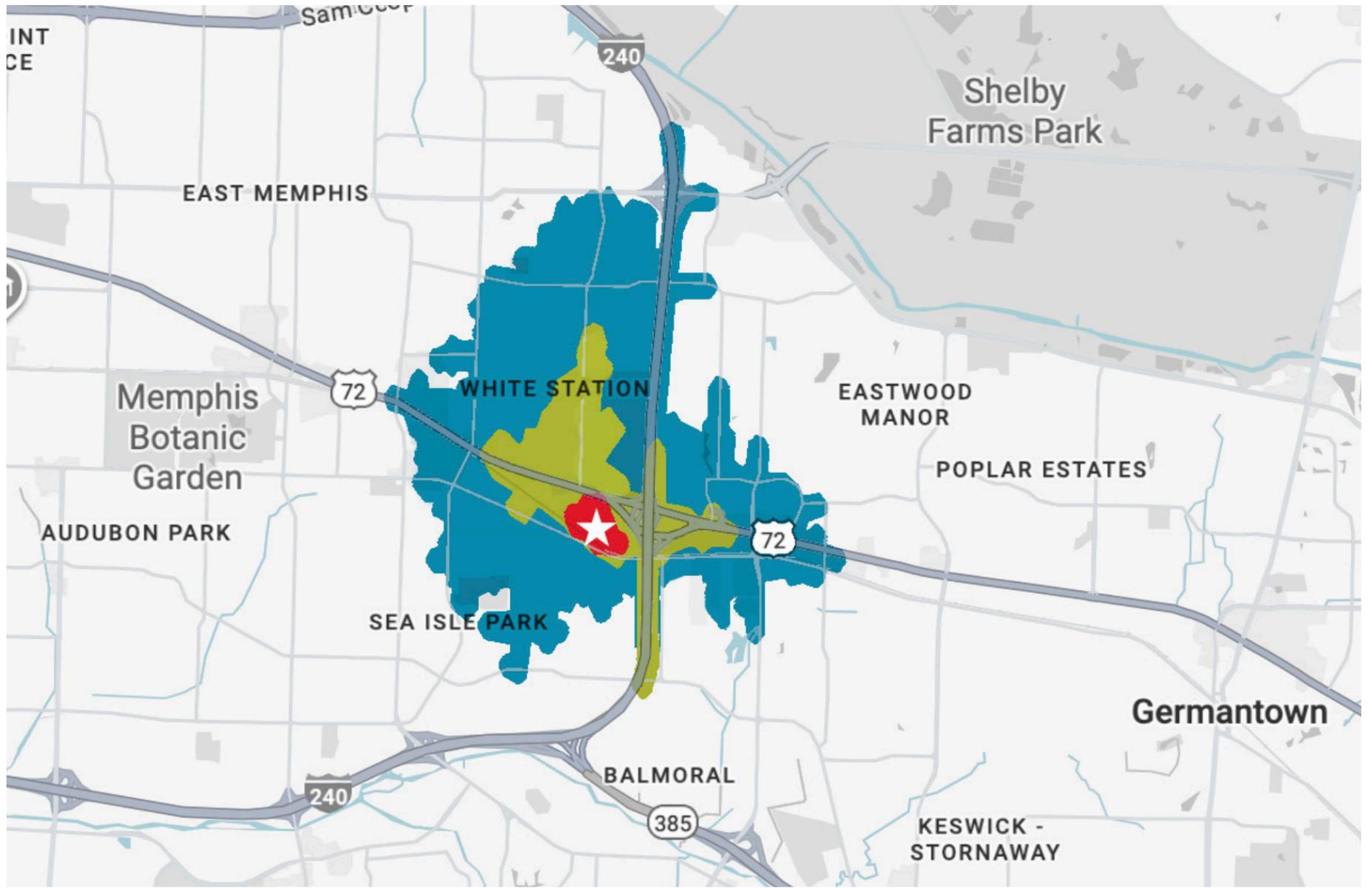
# PROPERTY PHOTOS



# FLOOR PLANS



# DRIVE TIME MAP



1 MIN      3 MINS      5 MINS

# MEMPHIS

Memphis, the birthplace of Rock n' Roll and the Home of the Blues, is located in the southwest corner of Tennessee and is bordered by Mississippi to the South and Arkansas to the West. The Memphis MSA comprises 10 counties in three states for a total population of over 1.3 million. The city is consistently recognized for its excellence and thought leadership in healthcare with the presence of St. Jude Children's Research Hospital, Le Bonheur Children's Hospital, Regional One Health Medical Center, and University of Tennessee Health Science Center. Memphis is home to several professional sports teams: NBA franchise Memphis Grizzlies, United Soccer League Memphis 901 FC, and the 2018 AAA National Champions Memphis Redbirds. The city has a rich cultural history with a modern-day robust economy supported by a grit and grind attitude. Agriculture is the largest industry in the Mid-South, and Memphis, originally built on the timber and cotton industries, is located at the center of that agricultural area. Memphis' economy is sustained by its dynamic distribution infrastructure as a result of the city's central location in the US.



# MEMPHIS, TN

*“America’s Distribution Center”*



**#1**

**#1**

**#3**

**#2**

**Logistics Leader**

*-Business Facilities Magazine (August 2021)*

**Most Affordable Cities in America**

*-moneycrashers.com (November 2020)*

**Most Charitable Places in the U.S.**

*-magnifymoney.com (2019)*

**2nd Largest Cargo Airport in the World**

*-Commercial Appeal (April 2022)*



Excelling in the “Four R’s” of distribution infrastructure;  
**“River, Rail, Road & Runway”**

- Located in the middle part of the country
- Mississippi River – 5th Largest U.S. Inland Port
- I-40 connecting West Coast to East Coast
- I-69 connecting Canada to Mexico
- Five Class I Railroads – One of only four cities
- #1 busiest cargo airport in the World
- FedEx World Headquarters
- Major Hub for UPS and USPS
- 271 million square feet of industrial space

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ADVISORS**

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In this Offering Memorandum, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

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