± 0.37 ACRES AVAILABLE

736 E BROOKHAVEN CIR

MEMPHIS, TN 38117

EAST SUBMARKET

CUSHMAN & WAKEFIELD | COMMERCIAL ADVISORS

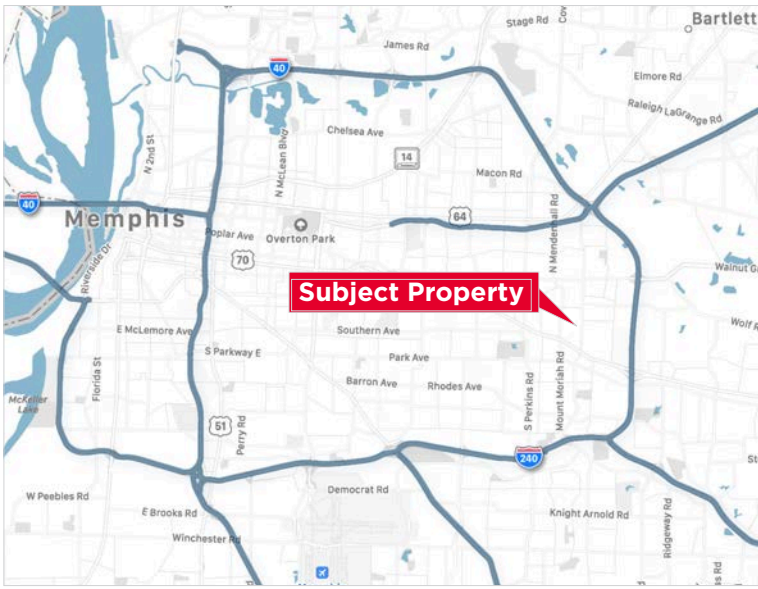


PRIME LAND OPPORTUNITY

± 0.37 ACRES FOR SALE

PROPERTY HIGHLIGHTS

- Total Acres: ± 0.3702
- Prime East Memphis Location
- Parcel# 056034 00039
- Proximity to Poplar Avenue
- Adjacent to Proposed Mixed-Use Development
- Surrounded by Retail, Dining & Office Amenities
- Convenient Access to I-240
- Potential Development Opportunity
- Zoned CMU-1



Dave Curran, SIOR, CCIM
Senior Vice President
901 273 2358
dcurran@commadv.com

5101 Wheelis Drive, Suite 300
Memphis, TN 38117
Main: 901 366 6070
www.commadv.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 5/12/26. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

± 0.37 ACRES AVAILABLE

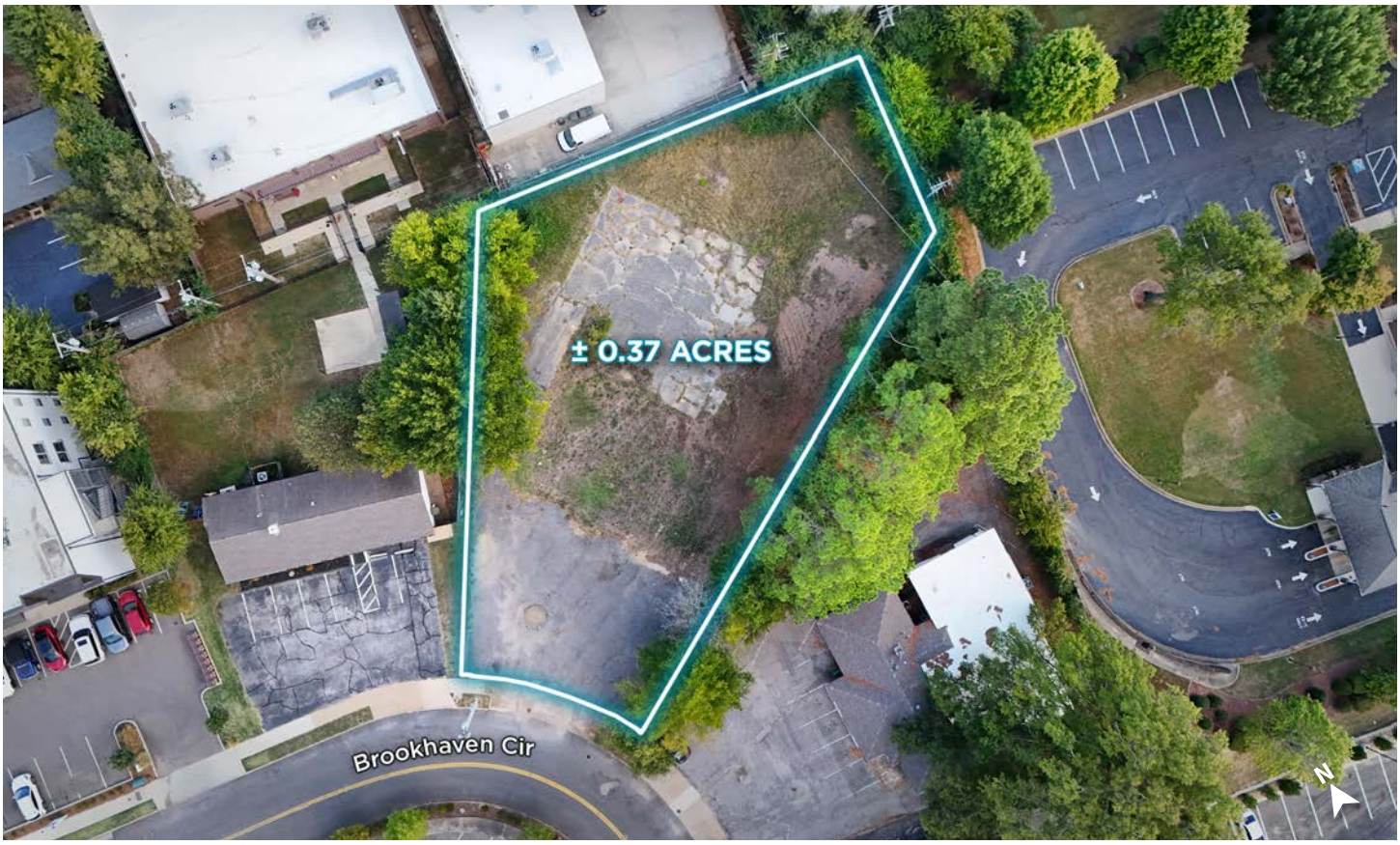
736 E BROOKHAVEN CIR

MEMPHIS, TN 38117

EAST SUBMARKET

CUSHMAN & WAKEFIELD | COMMERCIAL ADVISORS

THE PROPERTY







Dave Curran, SIOR, CCIM
Senior Vice President
901 273 2358
dcurran@commadv.com

5101 Wheelis Drive, Suite 300
Memphis, TN 38117
Main: 901 366 6070
www.commadv.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 5/12/26. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

± 0.37 ACRES AVAILABLE

736 E BROOKHAVEN CIR

MEMPHIS, TN 38117

EAST SUBMARKET

CUSHMAN & WAKEFIELD | COMMERCIAL ADVISORS

BROOKHAVEN CIRCLE

Brookhaven Circle is a prime East Memphis location surrounded by established offices, retail, and dining. With easy access to Poplar Avenue and the I-240 corridor, it's well connected to major business districts and surrounding neighborhoods. Its central location and established commercial environment make it an attractive spot for professional offices and growing businesses.

Brookhaven Circle is situated within one of Memphis's most established commercial corridors, offering a strong mix of retail, dining, and professional office amenities.



A TASTE OF BROOKHAVEN CIRCLE

- Hog & Hominy
- Andrew Michael Italian Kitchen
- Brookhaven Pub & Grill
- Fox Ridge Pizza Bar & Grill
- Marciano Restaurant
- Bogies Delicatessen
- The Pop Spot Bar & Grill
- Tops Bar-B-Q
- Dunkin'

Dave Curran, SIOR, CCIM
Senior Vice President
901 273 2358
dcurran@commadv.com

5101 Wheelis Drive, Suite 300
Memphis, TN 38117
Main: 901 366 6070
www.commadv.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 5/12/26. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

± 0.37 ACRES AVAILABLE

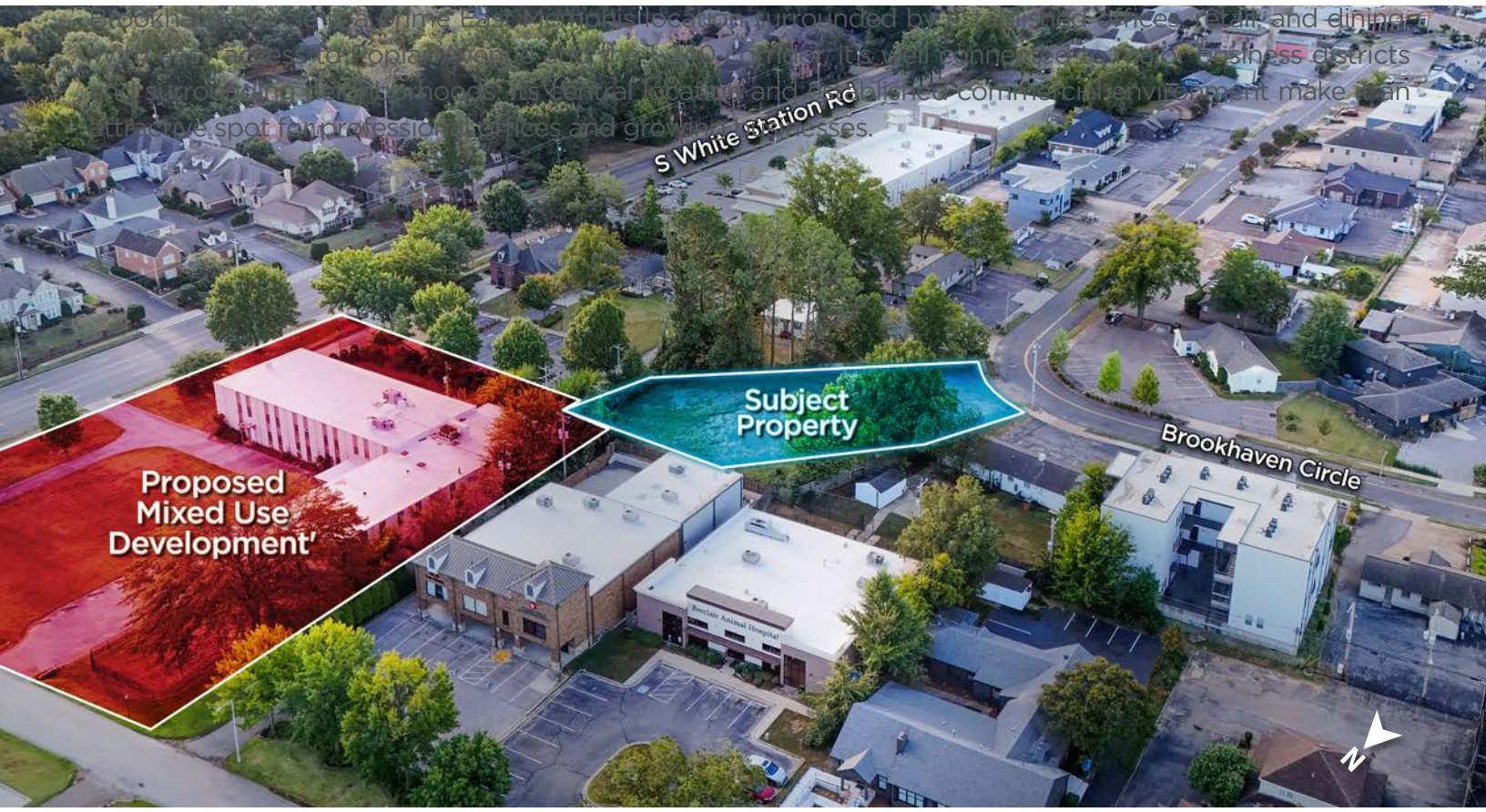
736 E BROOKHAVEN CIR

MEMPHIS, TN 38117

EAST SUBMARKET

CUSHMAN & WAKEFIELD | COMMERCIAL ADVISORS

WHAT'S NEXT FOR BROOKHAVEN CIRCLE



ADJACENT MIXED-USE DEVELOPMENT

The planned White Oak North Central mixed-use development at 621 S. White Station Road will feature approximately 18,000 square feet of ground-floor retail space with professional offices above. Plans for the adjacent development also include a proposed road connection to Brookhaven Circle, potentially improving access and circulation throughout the immediate area while enhancing connectivity to surrounding retail, dining, and commercial amenities. The proposed development is currently anticipated for delivery in early 2028.

Dave Curran, SIOR, CCIM
Senior Vice President
901 273 2358
dcurran@commadv.com

5101 Wheelis Drive, Suite 300
Memphis, TN 38117
Main: 901 366 6070
www.commadv.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 5/12/26. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

± 0.37 ACRES AVAILABLE

736 E BROOKHAVEN CIR

MEMPHIS, TN 38117

EAST SUBMARKET

CUSHMAN & WAKEFIELD | COMMERCIAL ADVISORS

LOCAL AMENITIES



Dave Curran, SIOR, CCIM
Senior Vice President
901 273 2358
dcurran@commadv.com

5101 Wheelis Drive, Suite 300
Memphis, TN 38117
Main: 901 366 6070
www.commadv.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 5/12/26. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

± 0.37 ACRES AVAILABLE

736 E BROOKHAVEN CIR

MEMPHIS, TN 38117

EAST SUBMARKET

CUSHMAN & WAKEFIELD | COMMERCIAL ADVISORS

DEMOGRAPHICS

YEAR 2026	1 mile	3 miles	5 miles
Population	7,384	69,759	232,811
Median Age	44	38.4	35.9
Avg Household Income	$182,893	$142,770	$101,068
Per Capita Income	$88,351	$62,802	$41,809
Total Businesses	1,349	4,830	10,240
Total Employees	13,370	102,553	177,601
Employment (White Collar)	78.80%	70.80%	57.30%
Employment (Blue Collar)	7.30%	14.90%	24.90%
Employment (Services)	13.80%	14.40%	17.90%
Unemployement Rate	2%	3.30%	4.90%

source: Esri, October 2026

Dave Curran, SIOR, CCIM
Senior Vice President
901 273 2358
dcurran@commadv.com

5101 Wheelis Drive, Suite 300
Memphis, TN 38117
Main: 901 366 6070
www.commadv.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 5/12/26. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.