

# PROPERTY OFFERING OVERVIEW

## 152 N Tucker St

Memphis, TN 38104



CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS

MIDTOWN SUBMARKET

ASKING PRICE	\$975,000
SIZE (SF)	3,078
ACRES	0.169
SUBMARKET	MIDTOWN



OFFICE INVESTMENT OPPORTUNITY

# PROPERTY HIGHLIGHTS

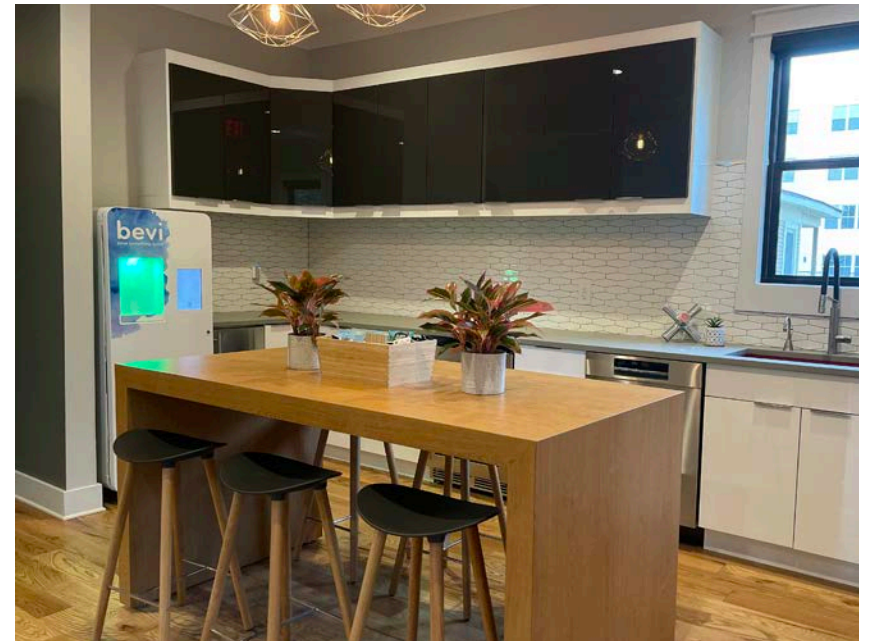
- 2 story office building
- Fully renovated in 2019
- Originally built in 1920
- Coveted location in Midtown Memphis
- New driveways
- Custom furniture\*
- 3 Framery Soundproof Phone Booths\*

*\*Furniture available at an additional cost*



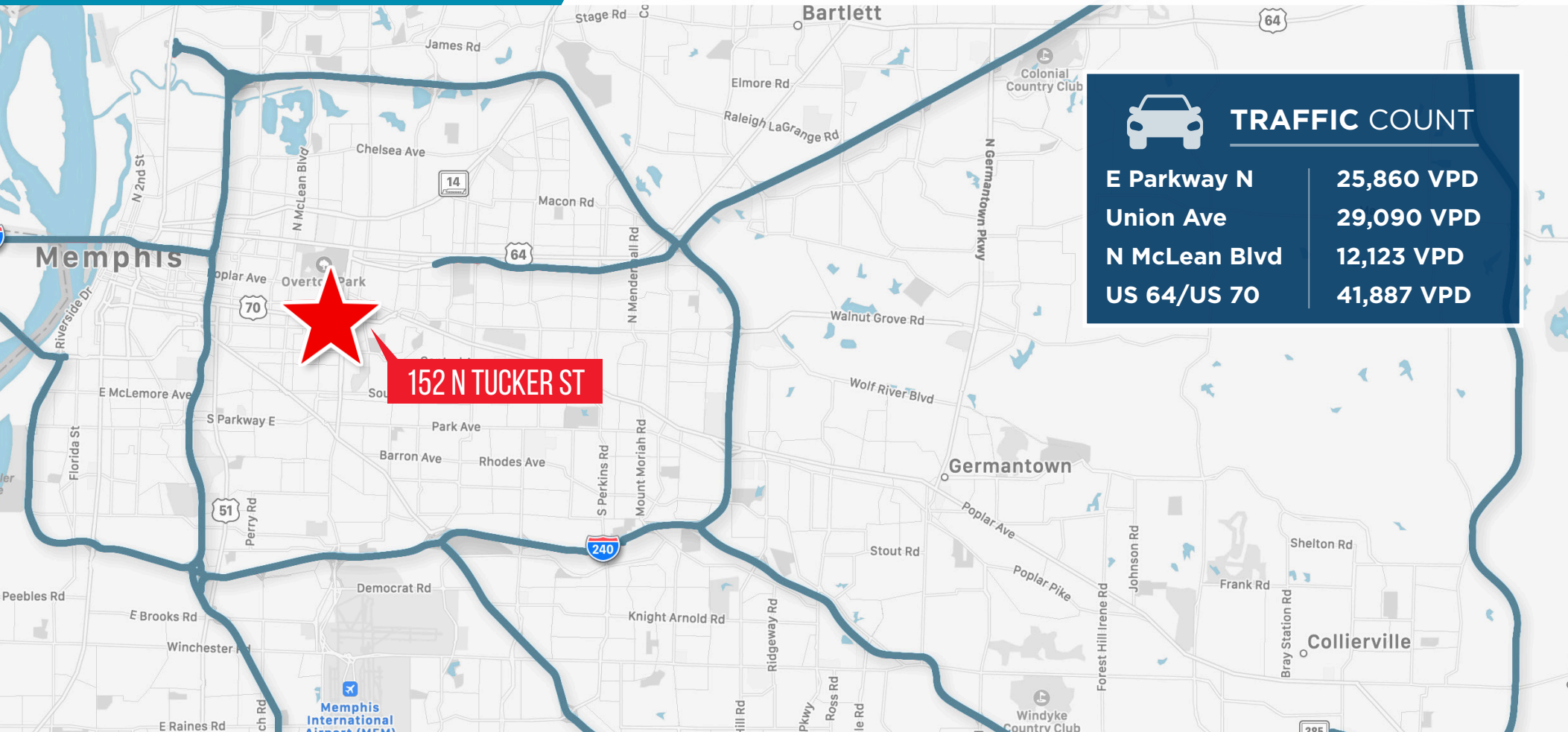


# PROPERTY PICTURES



# PRIME LOCATION

# MIDTOWN SUBMARKET



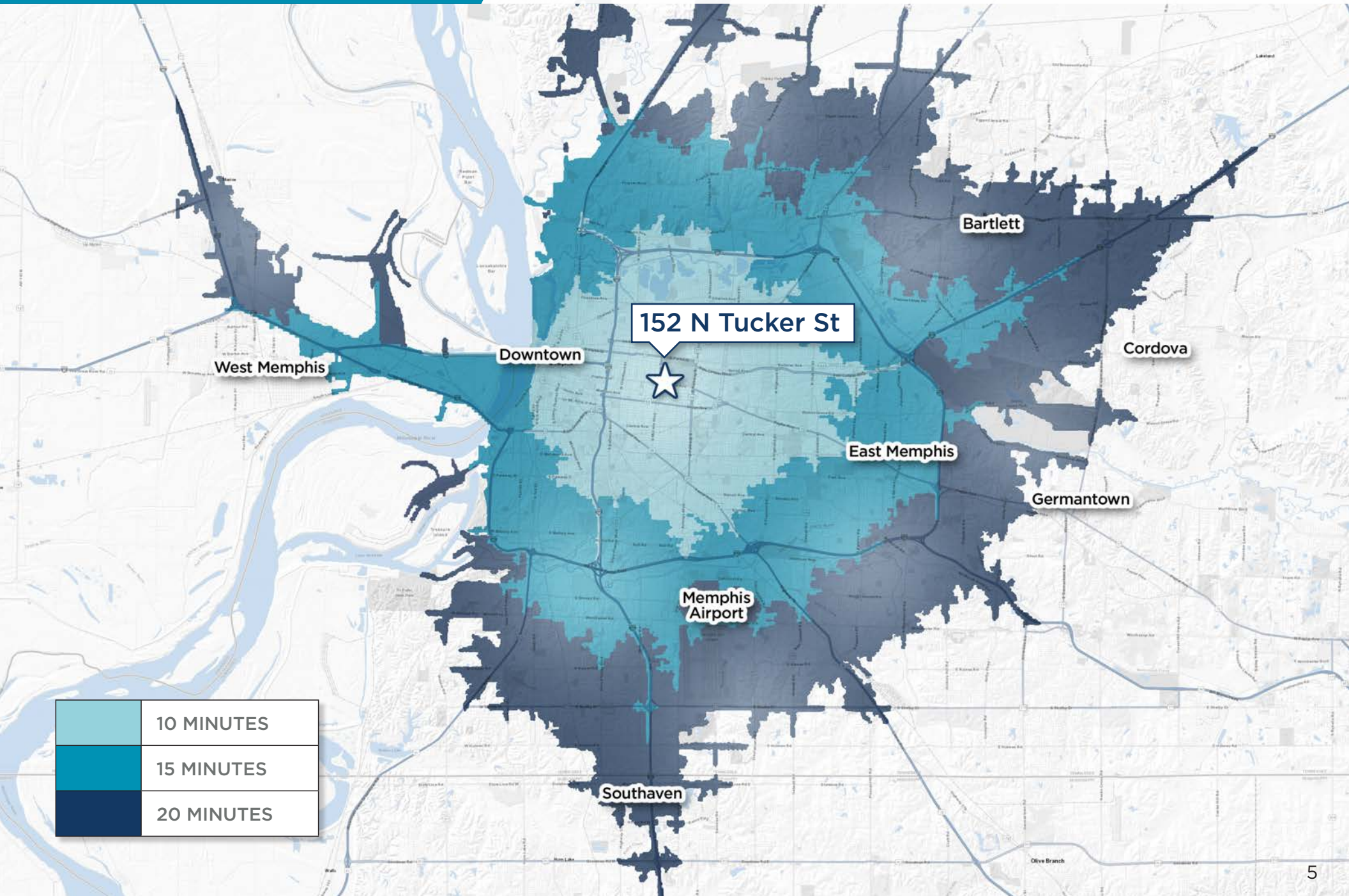
## STRONG OFFICE SUBMARKET FUNDAMENTALS

The Midtown submarket has experienced a surge of activity in the past ten years with an emphasis on the redevelopment of older properties. Efforts have resulted in upper-end brand presence such as The Fresh Market, Kroger, Home Depot as well as numerous national and local restaurants. The increase in retail and entertainment amenities within the districts of Overton Square and Cooper Young are helping to drive home buyers to the submarket. Stability in the area is also derived from some of Memphis's elite universities including Rhodes College and Christian Brothers University, as well as the medical district featuring St. Jude Children's Research Hospital, Methodist Le Bonheur Healthcare, The University of Tennessee Health Science Center, and the Memphis VA Medical Center. Consequently, this has benefited both residents and businesses alike.



# DRIVE TIME MAP

## 152 N Tucker St



	10 MINUTES
	15 MINUTES
	20 MINUTES

# DEMOGRAPHICS

## 152 N Tucker St

YEAR 2023	1 MILE	3 MILE	5 MILE
Population	14,993	4,530	8,582
Median Age	39.9	38.3	37.1
Average Household Income	\$118,333	\$80,854	\$85,653
Per Capita Income	\$63,060	\$37,079	\$38,361
Total Businesses	766	2,212	4,194
Total Employees	8,529	80,672	147,741
Employment (White Collar)	72.6%	58.7%	57.2%
Employment (Blue Collar)	11.8%	21.3%	24.1%
Employment (Services)	15.7%	20.0%	18.7%
Unemployment Rate	4.3%	7.6%	7.6%

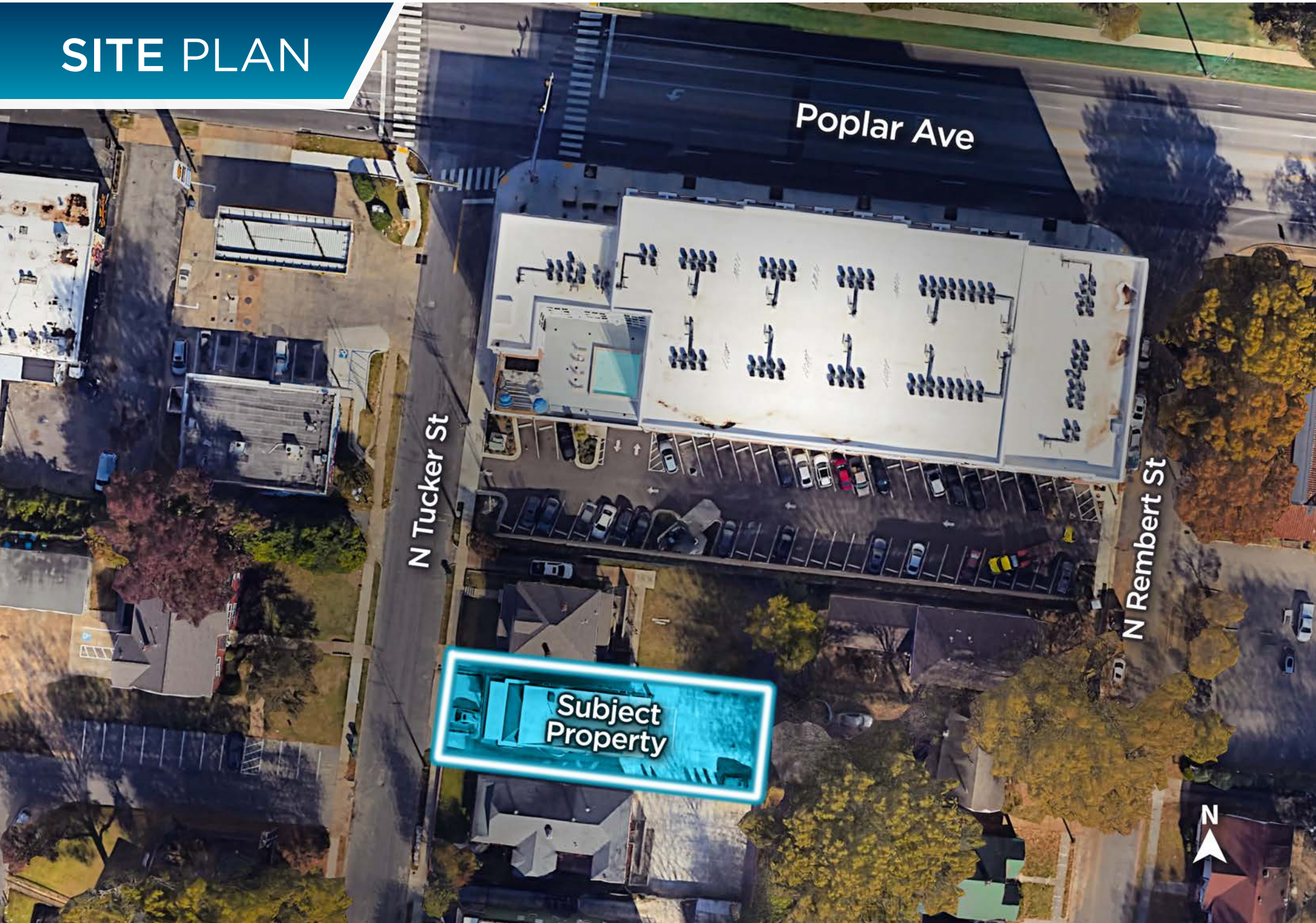
source: Esri, Jan 2023







# SITE PLAN



N Tucker St

Poplar Ave

N Rembert St

Subject Property





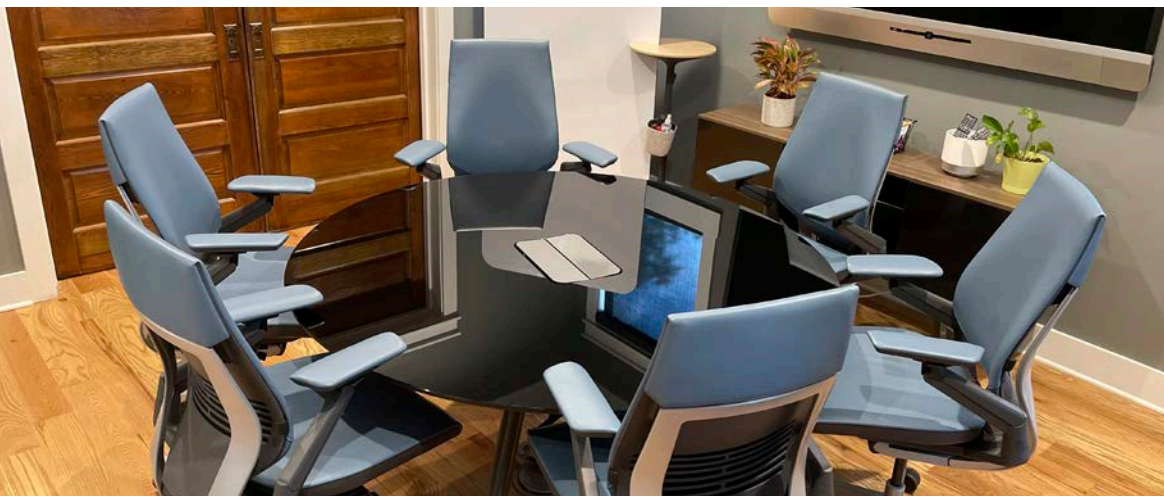
# PROPERTY SPECIFICATIONS

Tax Parcel ID	017058 00040
Building Size	3,078 SF
Acres	0.169 Acres
Year Built	1920; renovated 2019
# of Stories	2
Average Floor Plate Size	1,539 SF
Parking Ratio	0.97/1,000 SF
Total # of Parking Spots	9
Windows	All replaced in 2019
Access Control System	Digital access control via Kisi
Utilities	Electricity, Water, Gas Provider - Memphis, Light, Gas & Water (MLGW)
Security	Alarm.com; Hard drive system for interior and exterior cameras
HVAC	3 new HVAC units
Restrooms	2 - one per floor
Walk Score	76



# 152 N TUCKER ST

Memphis, TN 38104



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This Offering Memorandum was prepared by The Company and has been reviewed by Owner. It contains select information pertaining to the Property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

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.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by The Company or Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein. Owner and The Company expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any interested party reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed and delivered by Owner and such party and any conditions to Owner's obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. The Company is not authorized to make any representations or agreements on behalf of Owner.

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