

+/- 0.54 ACRES FOR SALE

8265 N Hwy 51
Millington, TN 38053



LIST PRICE:
\$700,000



SINGLE TENANT NNN INVESTMENT

PROPERTY HIGHLIGHTS

- Excellent Investment opportunity in Millington, TN on Hwy 51
- 2,240 Sf Lenny's Grill and Subs with lease through 2033
- 0.54 Acres
- 24 parking spaces
- 3 existing points of ingress/egress
- Zoned B-2

TRAFFIC COUNTS

- US Hwy 51 - 20,563 VPD, Navy Rd - 11,459 VPD



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AMENITY MAP



Subject Property

MillingtonMemphis
AIRPORT

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	1,456	7,012	13,650
Households	735	3,088	5,676
Median Age	45.2	40.4	40.0
Average Income	\$75,840	\$77,103	\$83,596



SCAN THE QR CODE FOR MORE INFO!

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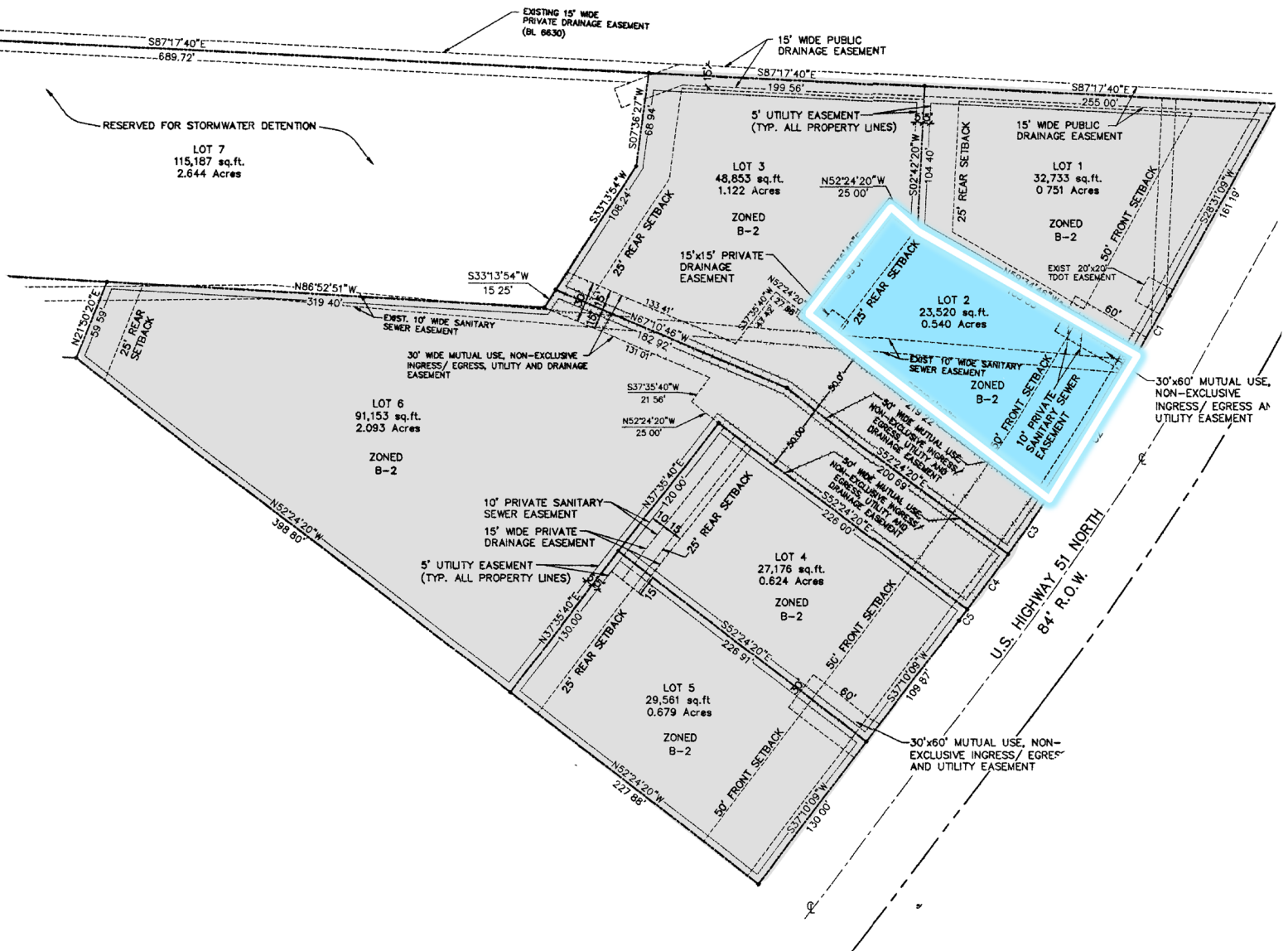
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SITE PLAN



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