

AVAILABLE > 0.73 ACRES



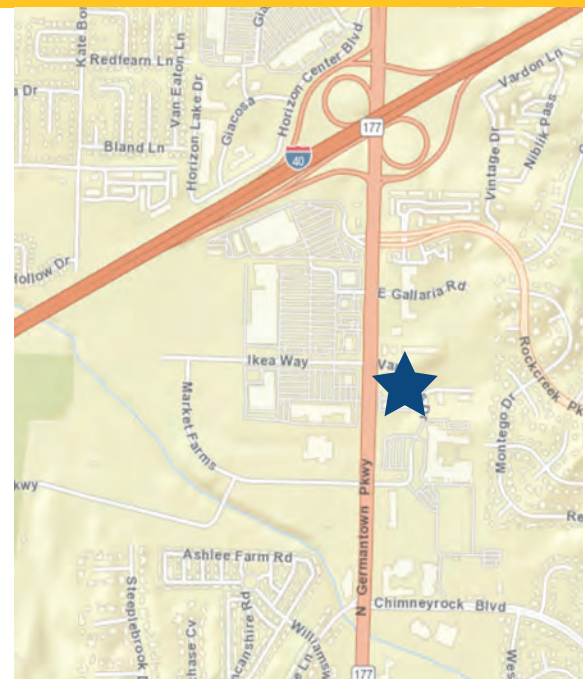
# N. Germantown Parkway at Varnavas

MEMPHIS, TENNESSEE 38016



## Property Features

- > Visible from N. Germantown Parkway
- > Perfect lot for small retail, office, or medical building
- > Minutes from I-40, I-240, and I-269
- > Zoned for commercial use
- > 41,000 Vehicles per day on Germantown Parkway
- > Located in a dense residential area near St. Benedict High School
- > Listing Price: \$180,000



AGENT: HUNTER ADAMS  
901 375 4800 | EXT. 4915  
MEMPHIS, TN  
[hunter.adams@colliers.com](mailto:hunter.adams@colliers.com)

COLLIERS INTERNATIONAL  
6000 Poplar Avenue, Suite 201  
Memphis, TN 38119  
[www.colliers.com/memphis](http://www.colliers.com/memphis)



## N. Germantown Parkway at Varnavas Drive > Aerial



## N. Germantown Parkway at Varnavas Drive > Demographics

2017 Demographic Profile	1.0 Mile	3.0 Mile	5.0 Mile
Population	8,651	70,833	167,426
Households	3,754	27,757	63,412
Average Household Income	\$73,315	\$81,733	\$86,202
Total Businesses	415	2,919	5,597
Total Employees	9,078	44,384	76,982

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