

FOR LEASE > 1ST FLOOR



52 South 2nd Street

MEMPHIS, TENNESSEE 38103



Property Features

Colliers is proud to present this rare downtown lease opportunity next door to the world famous Charlie Vergos' Rendezvous. This first floor space boasts excellent visibility along the highly trafficked South Second Street just north of Union in the heart of downtown Memphis. The space has its own designated building signage for branding on South Second as well in the rear in General Washburn's Escape alley next to the Rendezvous main entrance. The space features exposed brick walls, architectural ceilings, columns and original wood floors. The space is located within walking distance to Auto Zone Park, Holiday Inn, Peabody Hotel and many other downtown landmarks.

- > Approximately 4,000 SF
- > Excellent ground floor space
- > Retail or office

1.0 Mile

Population	11,638
Households	5,031
Average Household Income	\$63,438
Businesses/Employees	1,750/305

3.0 Miles

Population	70,263
Households	30,992
Average Household Income	\$59,131
Businesses/Employees	3,928/114

5.0 Miles

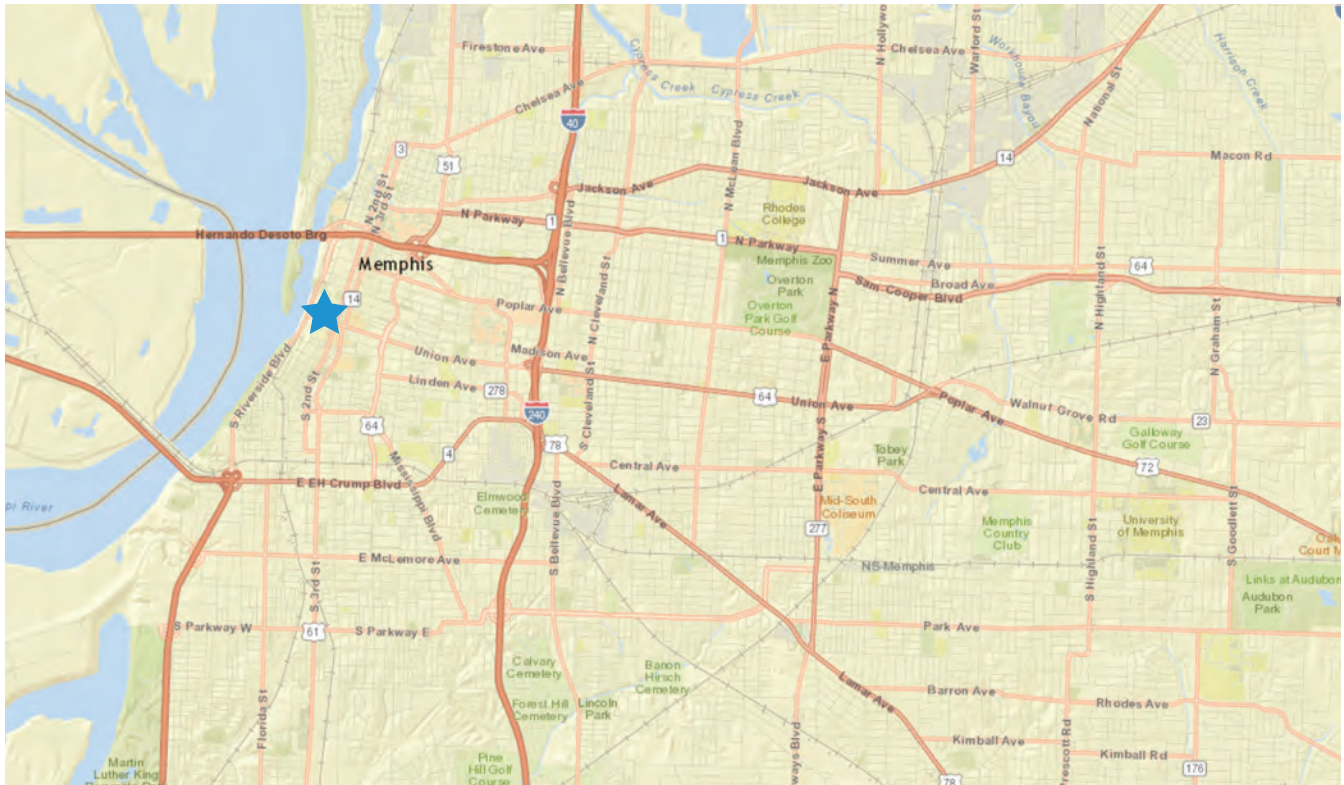
Population	140,316
Households	59,793
Average Household Income	\$53,586
Businesses/Employees	6,397/83

AGENT: ANDREW PHILLIPS, SIOR, CCIM
901 375 4800 | EXT. 4916
MEMPHIS, TN
andrew.phillips@colliers.com

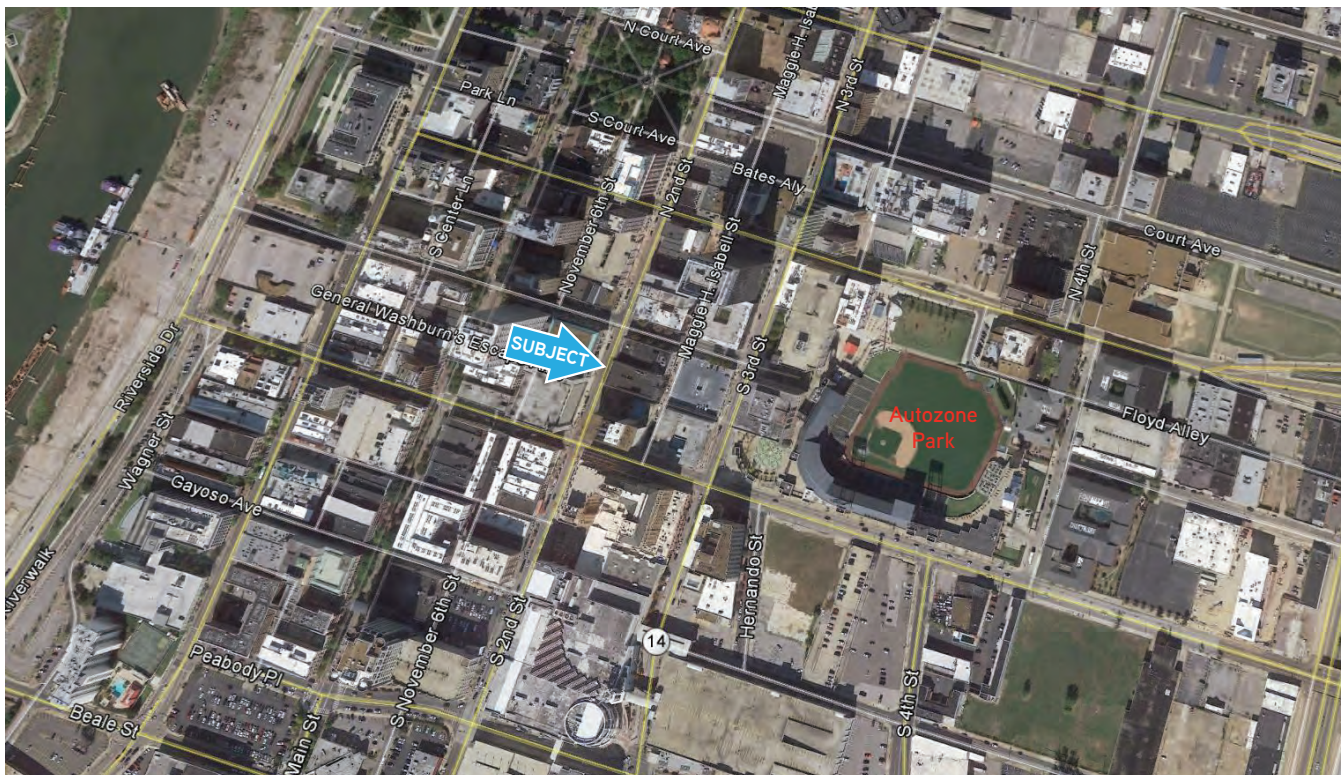
AGENT: ED THOMAS, CCIM
901 375 4800 | EXT. 4912
MEMPHIS, TN
ed.thomas@colliers.com

COLLIERS INTERNATIONAL
6363 Poplar Avenue, Suite 220
Memphis, TN 38119
www.Colliers.com/memphis

52 South 2nd Street > Location Map



52 South 2nd Street > Aerial



AGENT: ANDREW PHILLIPS, SIOR, CCIM
901 375 4800 | EXT. 4916
MEMPHIS, TN
andrew.phillips@colliers.com

AGENT: ED THOMAS, CCIM
901 375 4800 | EXT. 4912
MEMPHIS, TN
ed.thomas@colliers.com

