



Laura Trezevant
9016247710

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2877 Lamar Ave

13,200 SF | Retail Building | Memphis, TN | \$1,900,000 (\$144/SF)



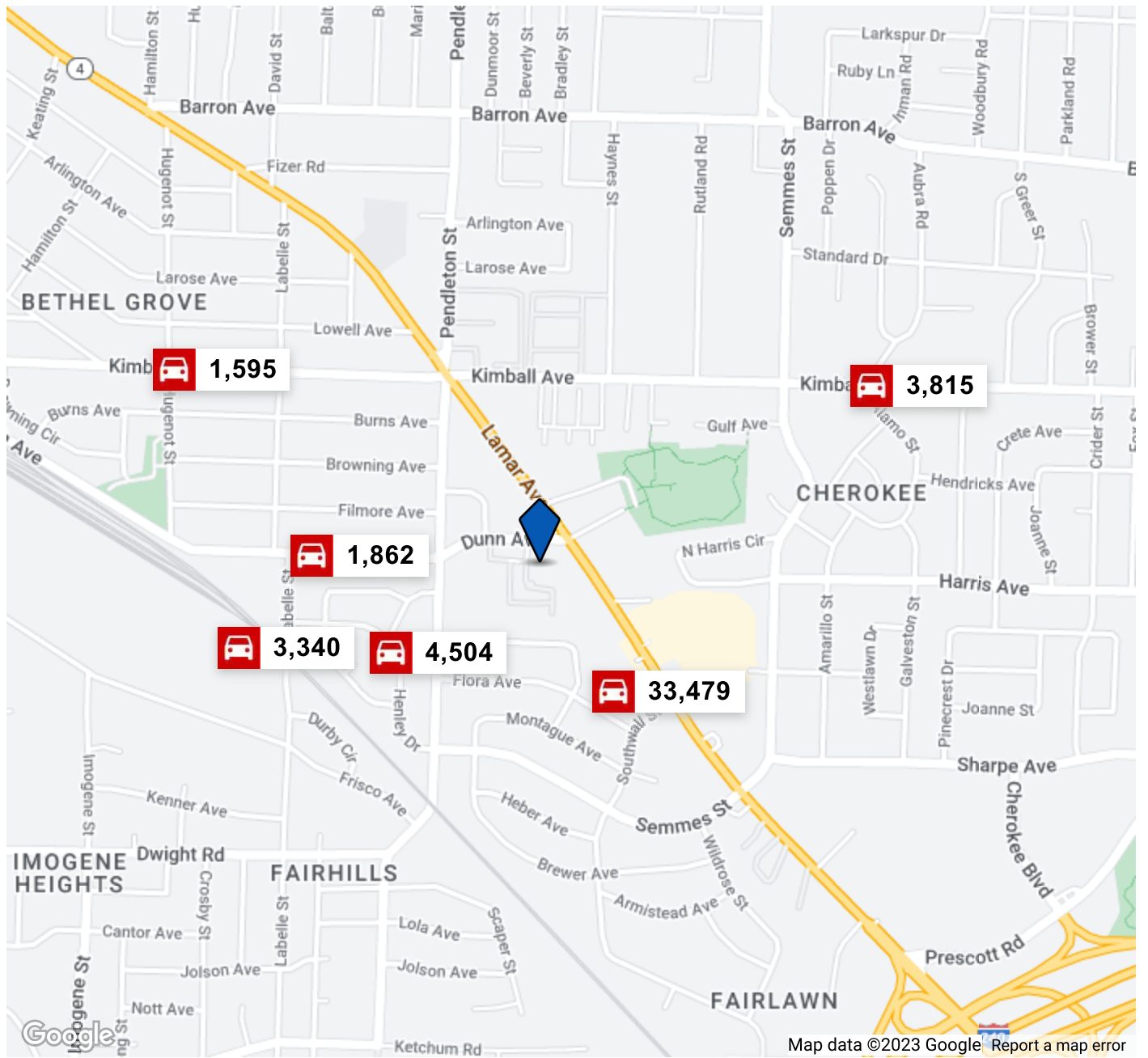
PROPERTY FACTS

Sale Type	Investment
Sale Condition	High Vacancy Property
Property Type	Retail
Building Size	13,200 SF
Building Class	B
Year Built	2007
Price	\$1,900,000
Price Per SF	\$144
Tenancy	Single
Building Height	1 Story
Building FAR	0.12
Land Acres	2.48 AC
Zoning	CH - Commercial
Parking	150 Spaces (11.36 Spaces per 1,000 SF Leased)

AMENITIES

- Bus Line
- Pylon Sign
- Signage

TRAFFIC



COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
Pendleton St	Flora Ave, S	4,504	2022	0.20 mi
Dunn Ave	Labelle St, W	1,862	2022	0.27 mi
DUNN AVE.	Labelle St, W	1,481	2020	0.27 mi
Lamar Ave	Southwall St, SE	33,479	2022	0.27 mi
Labelle St	Henley Dr, N	3,340	2022	0.40 mi
LABELLE ST.	Henley Dr, N	2,911	2020	0.40 mi

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
Kimball Ave	Hugenot St, W	1,595	2022	0.56 mi
KIMBALL AVE.	Hugenot St, W	1,395	2020	0.56 mi
KIMBALL AVE.	Catherine St, E	4,623	2020	0.63 mi
Kimball Ave	Catherine St, E	3,815	2022	0.63 mi

TRANSPORTATION

AIRPORT

Memphis International Airport

9 min drive | 4.6 mi

PROPERTY TAXES

Parcel Number

05-9021-0-0049

Land Assessment

\$147,520

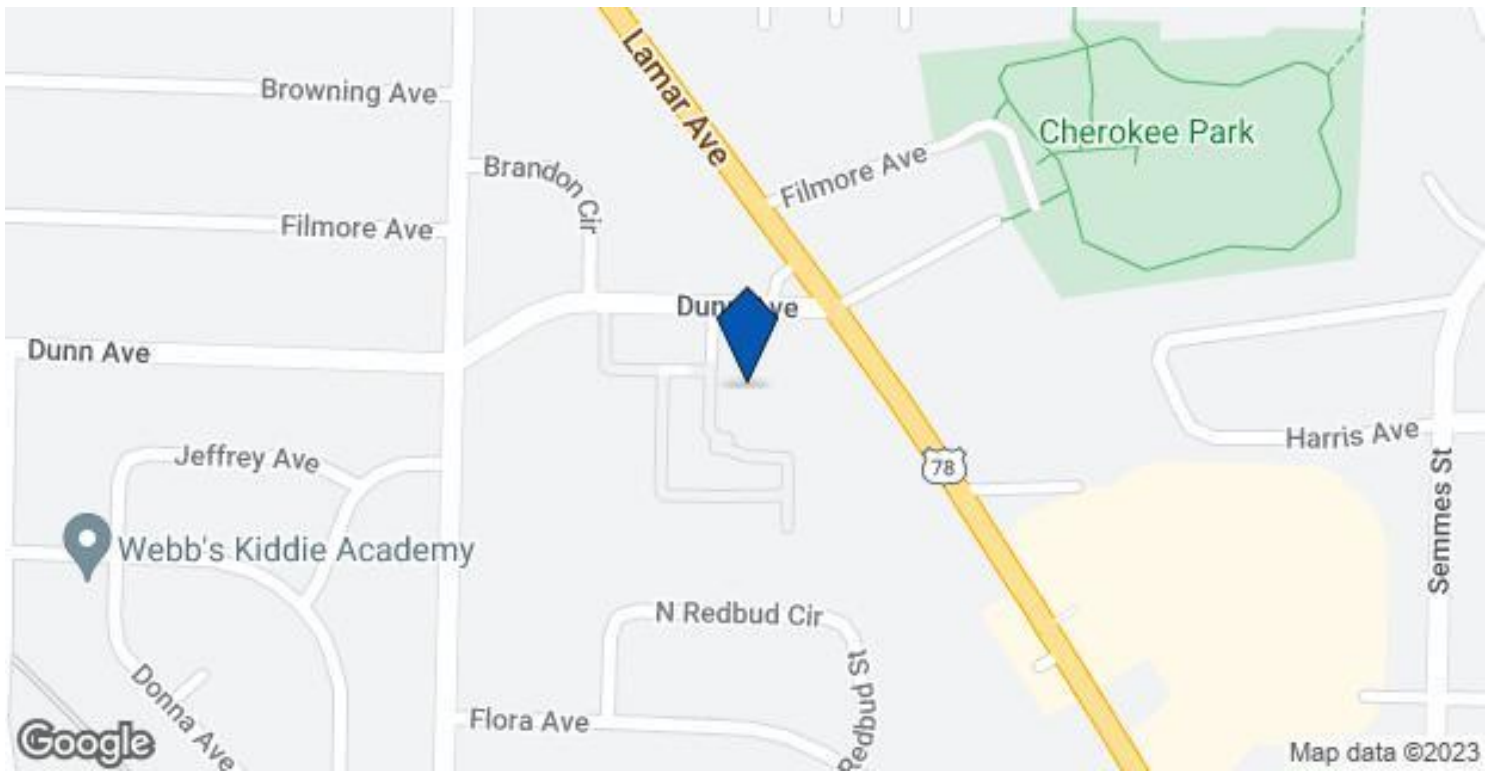
Improvements Assessment

\$590,840

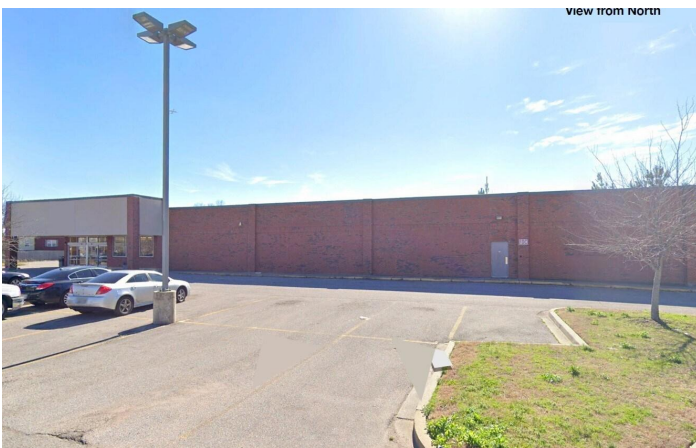
Total Assessment

\$738,360

MAP OF 2877 LAMAR AVE MEMPHIS, TN 38114



ADDITIONAL PHOTOS



Screenshot 2023-01-30 165038



Screenshot 2023-01-30 165109

Listing ID: 27631990

Date Created: 1/30/2023

Last Updated: 4/4/2023

Address: 2877 Lamar Ave, Memphis, TN

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