



Third Street Commercial

South Third Street @ Belz · Memphis, TN 38109



- Build to Suit Opportunities
- Corner Locations Available
- Located at SE corner of Belz and Third Street
- 3mile Pop.: 55,133; 3mile HH Income: \$34,614

Located within the community of south Memphis at the corner of Third Street and Belz Boulevard, these outparcels are in an excellent position to attract south Memphians and the large work force at Belz Industrial Park. Just five minutes from I-55, traffic counts exceed 21,600 per day. Location is near a growing population of over 162,150 within a five-mile radius. Join retailers such as Autozone, Church's Chicken, TitleMax, and Yums at Third Street Commercial.

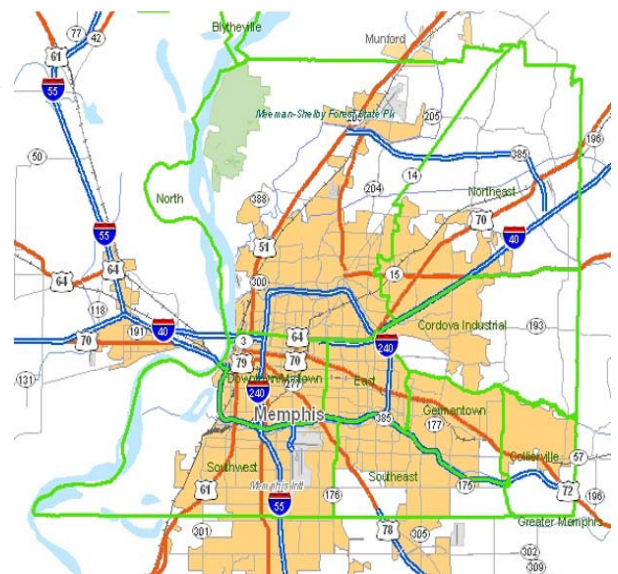
Market Information

Memphis, Tennessee is located near the geographic center of the country and has become known as "America's Distribution Center" through its superior distribution, logistics and transportation infrastructure. The Memphis International Airport is the world's busiest cargo airport, with 15 cargo airlines. Because of its river crossing, Memphis is a gateway city that plays a major role in national rail transportation with five Class I railroads converging in Memphis. The Port of Memphis located south of downtown is the second largest inland port on the Mississippi River and the fourth busiest in the country.

Over one million residents live in the Memphis area and over 8 million domestic and international visitors come to Memphis each year. Major areas of employment include distribution, financial services, healthcare, and retail. The international headquarters of FedEx employs 30,000 people in the region, more than any other single business. Additionally, the NBA Memphis Grizzlies were established in 2002 and recently opened their new stadium, the FedExForum.

In addition to its superior infrastructure, Memphis is recognized for its vibrant and growing downtown. Memphis is known for its music that is a mixture of blues, rock and roll, R & B, and gospel that creates an infectious blend of soul and sensation unique to the city. Many music festivals are held each year, including the Memphis in May Beale Street Music Festival which brings people from all over the world to the Bluff City.

MEMPHIS





SubMarket Information

MEMPHIS · DOWNTOWN/MIDTOWN · RETAIL

Contains all properties located East of the Mississippi River, West of Prescott, North of I-55 & Southern portion of I-240 and South of Summer/North Parkway.



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