

2100 Airways Boulevard
Memphis, TN 38114

Income Producing Property for Sale



Price:
\$749,000



6525 Quail Hollow Road, Ste.
Memphis, TN 38120
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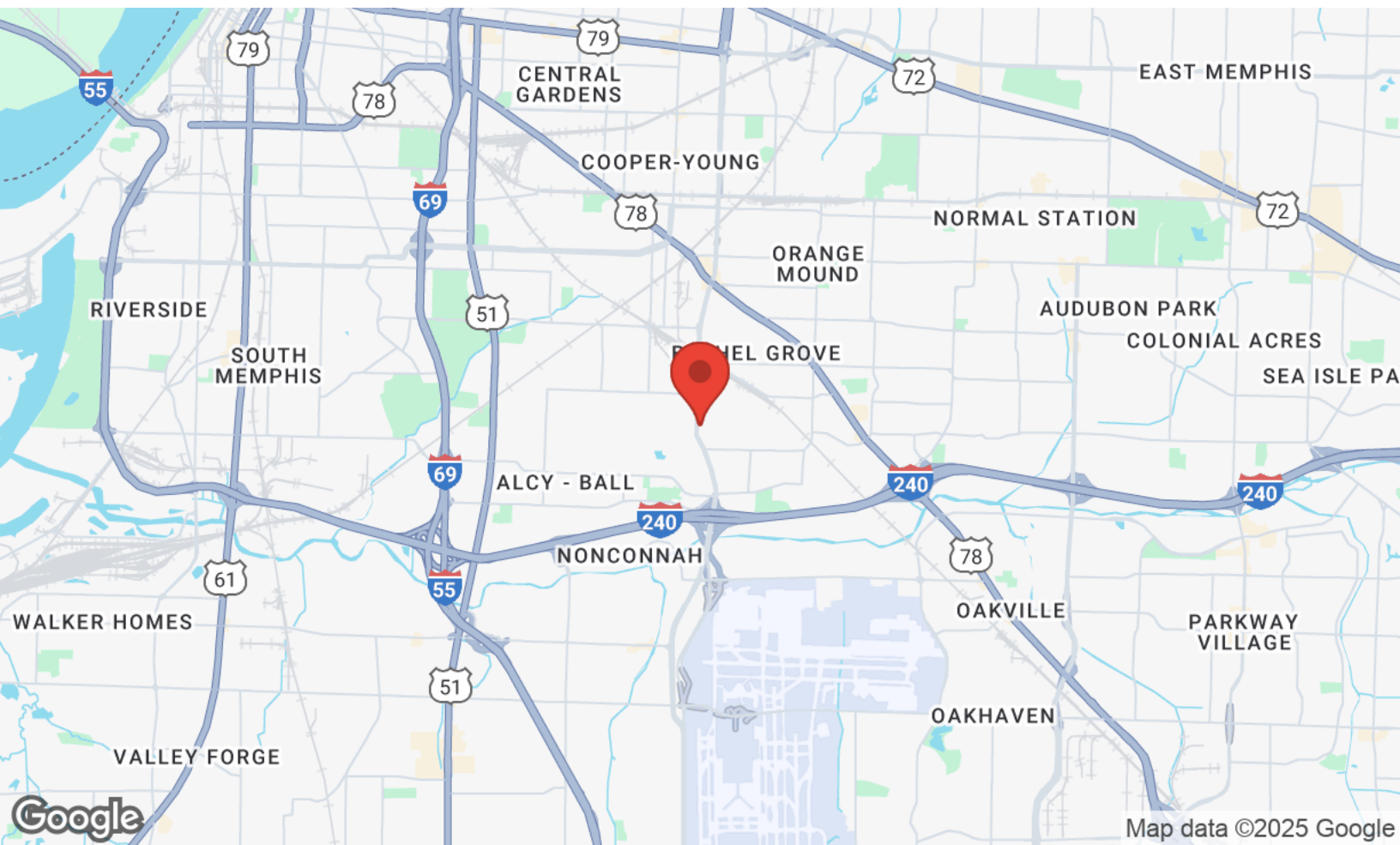
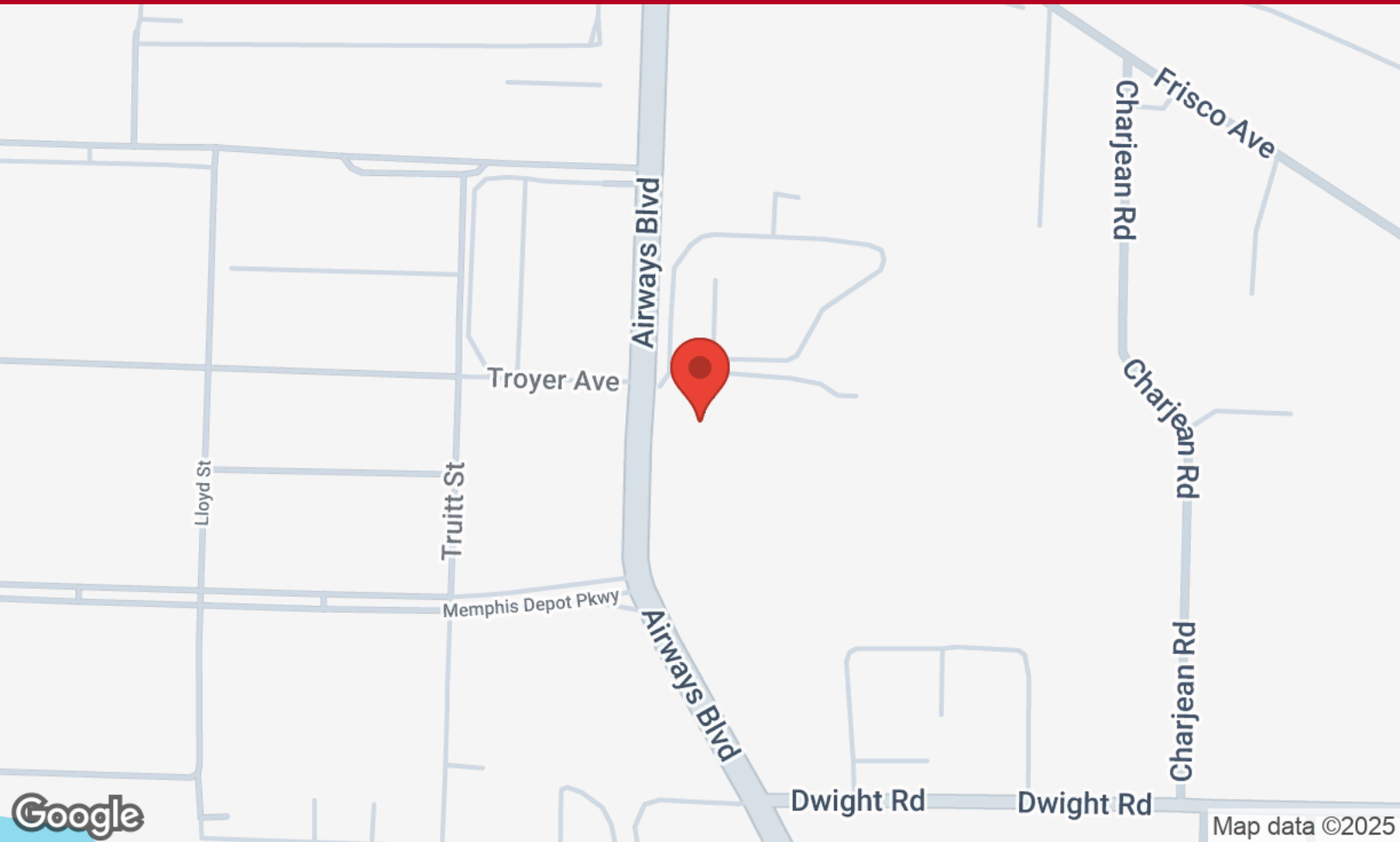
FULLY LEASED DAY CARE FOR SALE

Property Highlights

- Long-term tenant has just re-signed a new 5-year lease beginning November 2024 and ending October 31, 2029.
- Lease is a modified gross with tenant responsible for interior maintenance and CAM.
- Landlord pays city taxes of \$3,536.67, county taxes of \$3,752.05, and annual insurance of \$5,449.00
- Monthly income is \$5,665.00 for Year 1 and increases to \$5830.00/month for Years 2-5.
- Property is located just west of the intersection of I-240 and Airways Boulevard with easy access to interstate.
- Property located on .8564 lot with 8000 square feet on this single-story structure. New roof added two years ago.
- Fenced yard and two separate entrances provide maximum ingress/egress from Airways Boulevard.
- Year 1 NOI: \$55,242.00, Year 2-5 NOI: \$57,222.00
- Offered for sale at \$749,000.

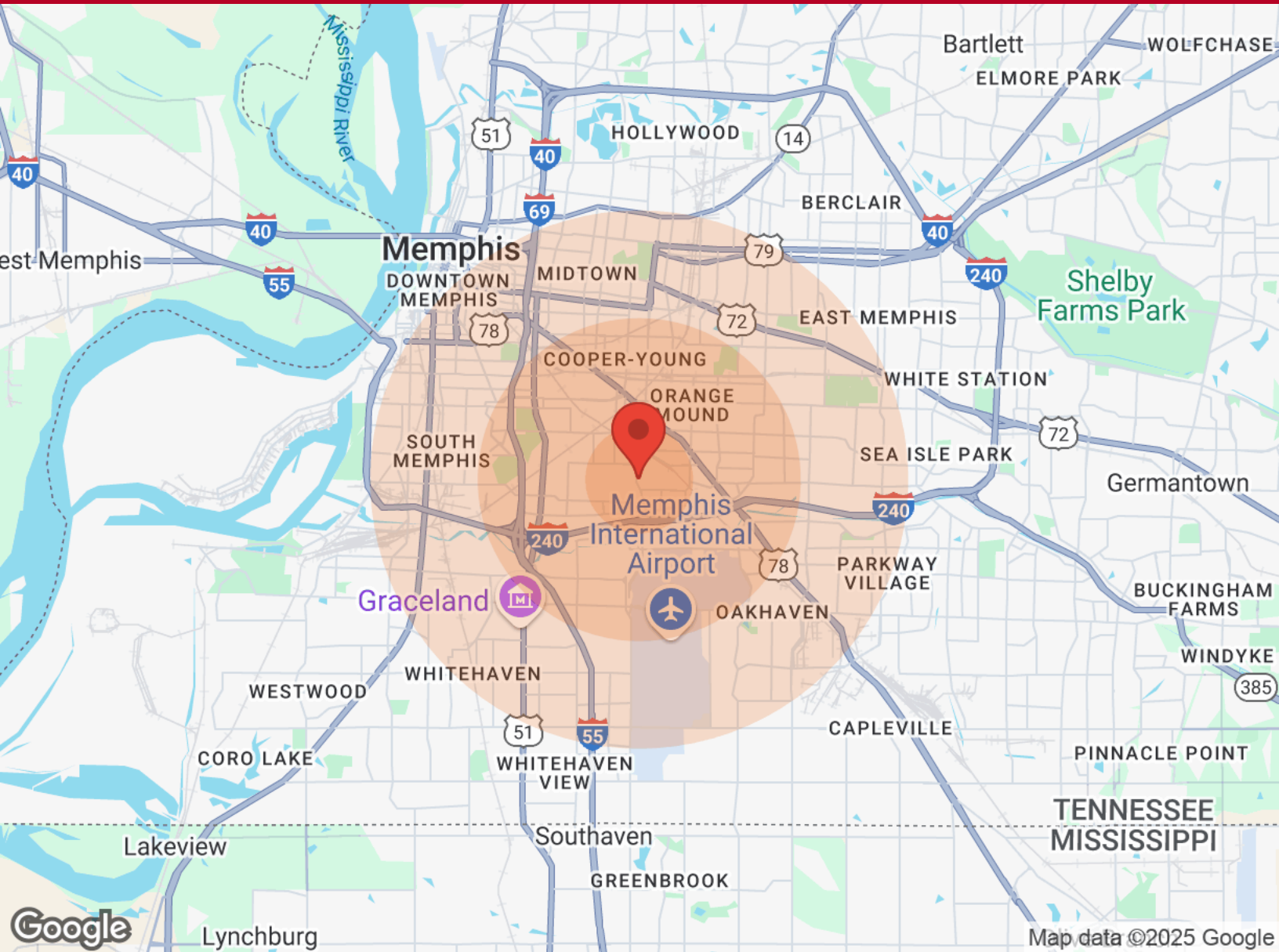
LOCATION MAPS

2100 Airways
2100 Airways Boulevard | Memphis, TN 38114



DEMOGRAPHICS

2100 Airways
2100 Airways Boulevard | Memphis, TN 38114



Population	1 Mile	3 Miles	5 Miles
Male	4,007	33,284	103,424
Female	4,743	38,025	114,687
Total Population	8,750	71,309	218,111

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,265	16,071	48,127
Ages 15-24	1,359	9,980	29,909
Ages 25-54	3,415	28,909	90,232
Ages 55-64	787	7,627	23,748
Ages 65+	924	8,722	26,095

Race	1 Mile	3 Miles	5 Miles
White	278	10,084	52,843
Black	7,937	58,517	153,246
Am In/AK Nat	10	26	107
Hawaiian	9	39	96
Hispanic	1,060	3,992	15,310
Multi-Racial	1,032	5,142	21,428

Income	1 Mile	3 Miles	5 Miles
Median	\$20,318	\$25,297	\$29,451
< \$15,000	1,233	7,756	22,202
\$15,000-\$24,999	601	4,878	14,295
\$25,000-\$34,999	363	4,104	11,949
\$35,000-\$49,999	264	3,893	12,821
\$50,000-\$74,999	522	4,093	12,279
\$75,000-\$99,999	187	1,770	6,087
\$100,000-\$149,999	56	1,104	4,191
\$150,000-\$199,999	N/A	286	1,347
> \$200,000	N/A	277	1,977

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,380	37,830	110,704
Occupied	3,344	29,901	91,030
Owner Occupied	1,411	14,692	41,719
Renter Occupied	1,933	15,209	49,311
Vacant	1,036	7,929	19,674

BUSINESS MAP

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