

MEDICAL OFFICE FOR LEASE



315 SOUTH WALNUT BEND ROAD, SUITE 102

CORDOVA, TN 38018

Medical Office for Lease
2000 square feet, reception, records office,
7 patient rooms, 2 private offices.
\$18/NNN



FOR LEASE

CRYE-LEIKE COMMERCIAL
6525 Quail Hollow Road, Ste. 401
Memphis, TN 38120



PRESENTED BY:

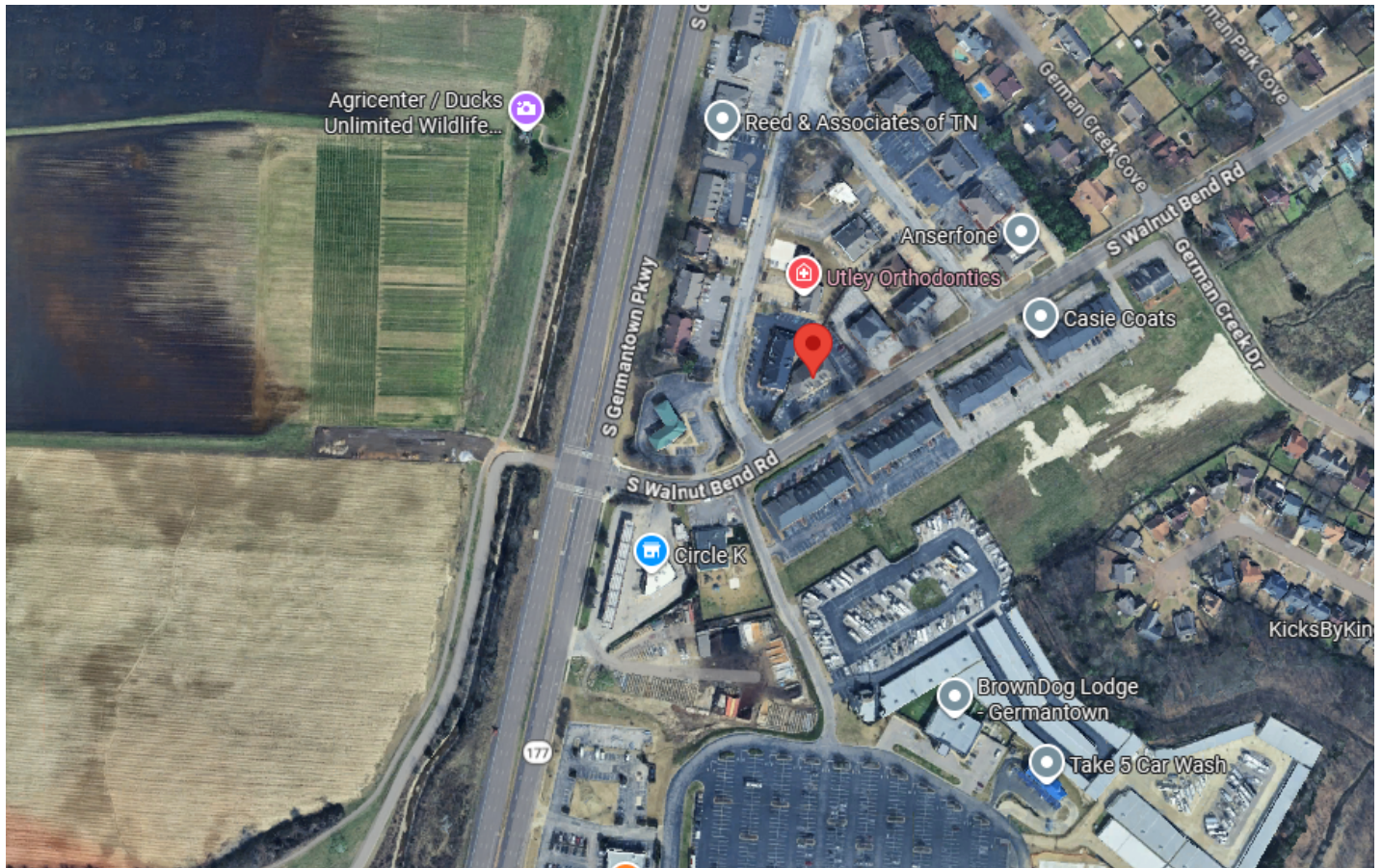
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Broker
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PROPERTY DESCRIPTION

315 Walnut Bend, Suite 102
CORDOVA, TN 38018

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Medical office suite, located northeast of the intersection of Germantown Parkway and Walnut Bend Road, for lease. Property offers convenient access to Germantown Parkway, Walnut Bend Road, and I-240. Built in 1997, this ground floor suite has been recently remodeled with reception area, seven patient rooms, two private offices, medical records room, and restrooms with ample off-street parking for patrons.

Ideal location for multiple medical practitioners just steps away from Lowe's, the Agricenter, and multiple other retail and medical businesses.

Five-year term preferred.

Asking rent: \$18/NNN.

Operating expenses estimated at \$3.65/square foot

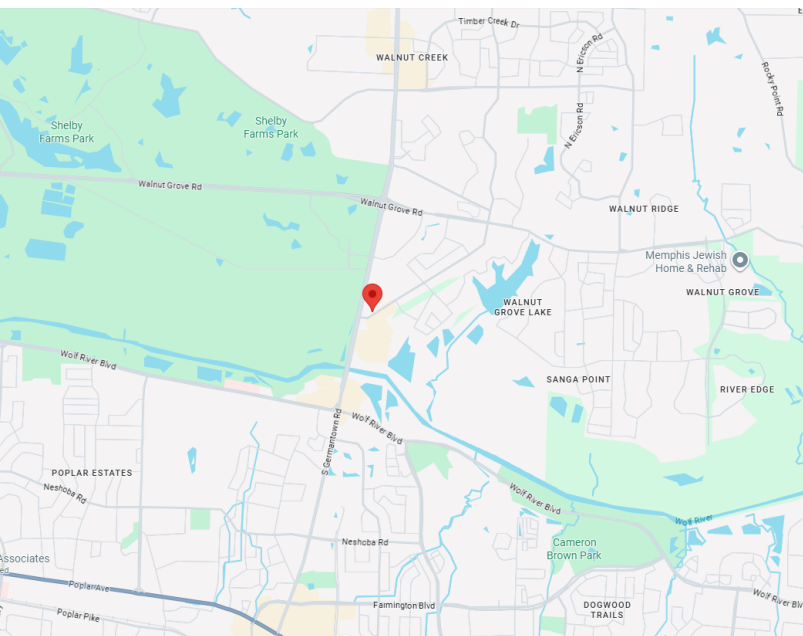
PROPERTY PHOTOS

315 Walnut Bend
315 South Walnut Bend Road | Memphis, TN 38018



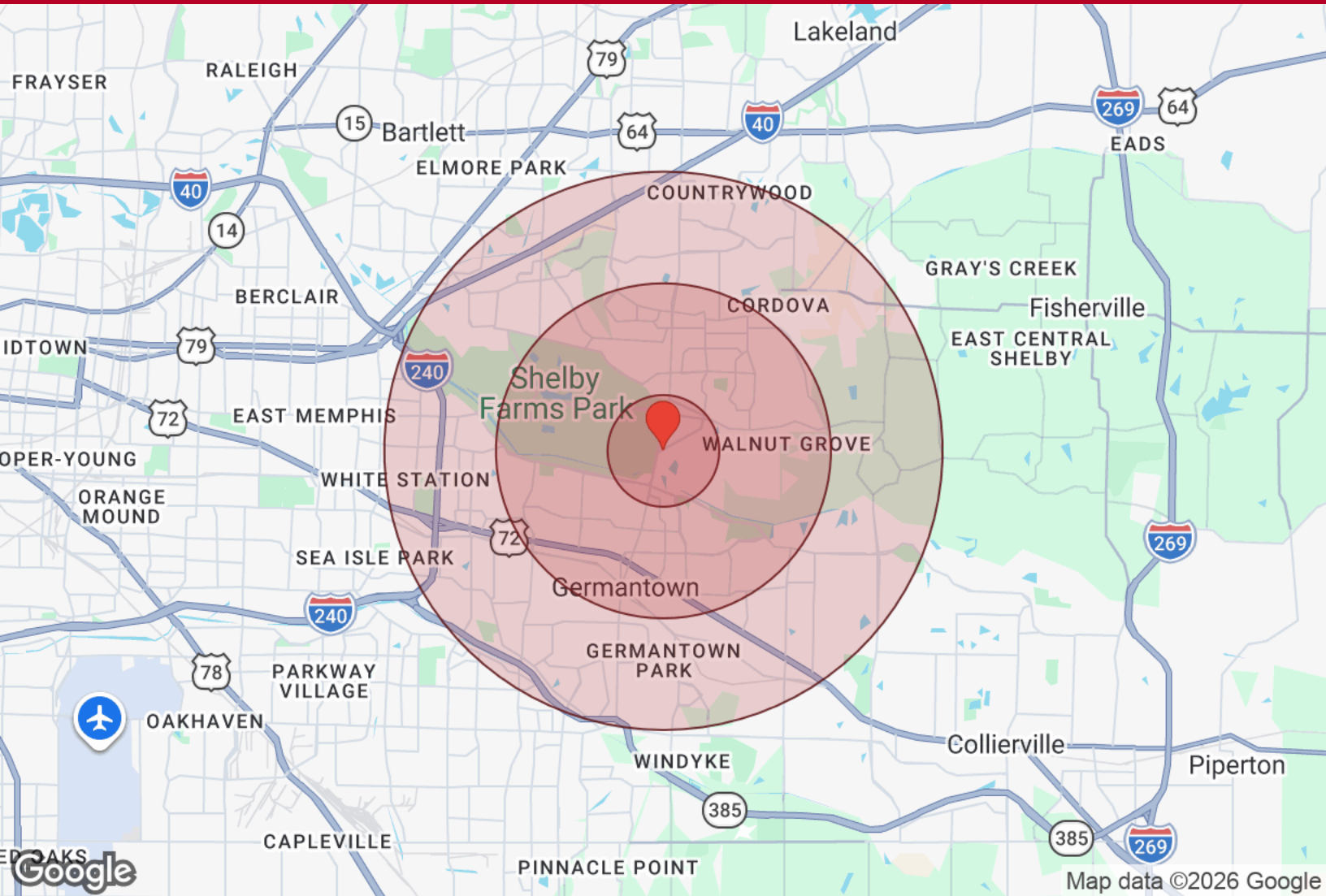
PROPERTY PHOTOS

315 Walnut Bend
315 South Walnut Bend Road | Memphis, TN 38018



DEMOGRAPHICS

315 Walnut Bend
315 South Walnut Bend Road | Memphis, TN 38018



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,248	26,489	76,698
Female	2,491	29,113	80,917
Total Population	4,739	55,602	157,615

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,179	29,525	74,126
Black	1,775	17,287	59,106
Am In/AK Nat	3	39	126
Hawaiian	N/A	6	32
Hispanic	415	4,059	12,404
Asian	267	3,542	8,921
Multiracial	94	1,112	2,821
Other	5	28	95

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,428	26,045	70,774
Occupied	2,151	23,451	63,568
Owner Occupied	1,036	15,450	39,091
Renter Occupied	1,115	8,001	24,477
Vacant	277	2,593	7,207

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	880	10,720	30,139
Ages 15 - 24	538	6,265	19,176
Ages 25 - 54	1,806	20,129	60,838
Ages 55 - 64	523	6,477	17,610
Ages 65+	992	12,012	29,853

Income	1 Mile	3 Miles	5 Miles
Median	\$90,342	\$107,183	\$101,675
Under \$15k	80	1,032	3,176
\$15k - \$25k	41	624	2,189
\$25k - \$35k	60	948	2,846
\$35k - \$50k	262	1,748	5,423
\$50k - \$75k	432	3,625	9,754
\$75k - \$100k	328	3,040	7,962
\$100k - \$150k	372	4,680	12,433
\$150k - \$200k	255	2,977	7,493
Over \$200k	322	4,776	12,292