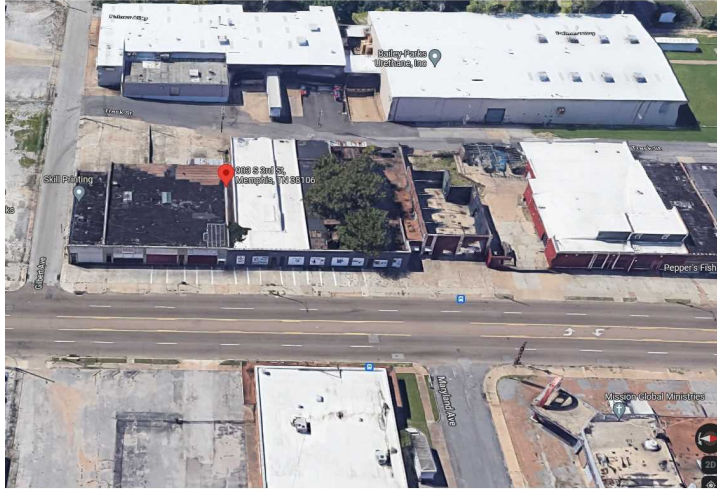


# Retail Corner Lot for Sale

903 S Third Street  
903 South 3rd Street  
Memphis, TN 38106

Corner property  
for redevelopment!



## Price: \$199,000

### Property Highlights

- Corner property, located at Third Street and Gilbert Avenue, for sale
- Property currently has month-to-month tenants
- Original structures built in 1920
- Parcel being sold as land for redevelopment
- .846 acres, located just south of the intersection of E.H. Crump and Third Street
- Property offers over 230' of frontage along Third Street with approximately 177' of depth along Gilbert.
- Ideal for retail strip center or other new commercial development.
- Zoned CMU1



**CATHY ANDERSON**

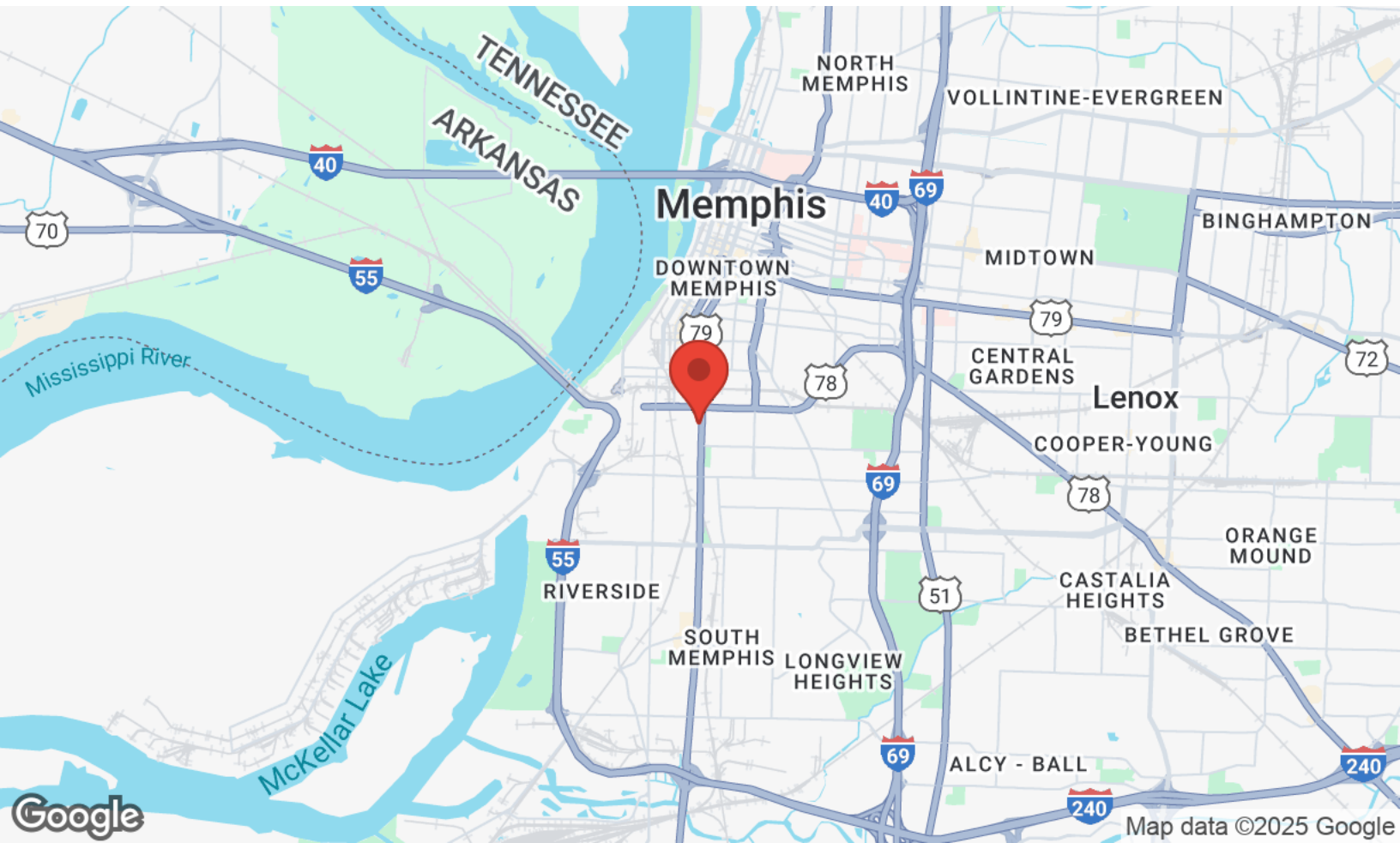
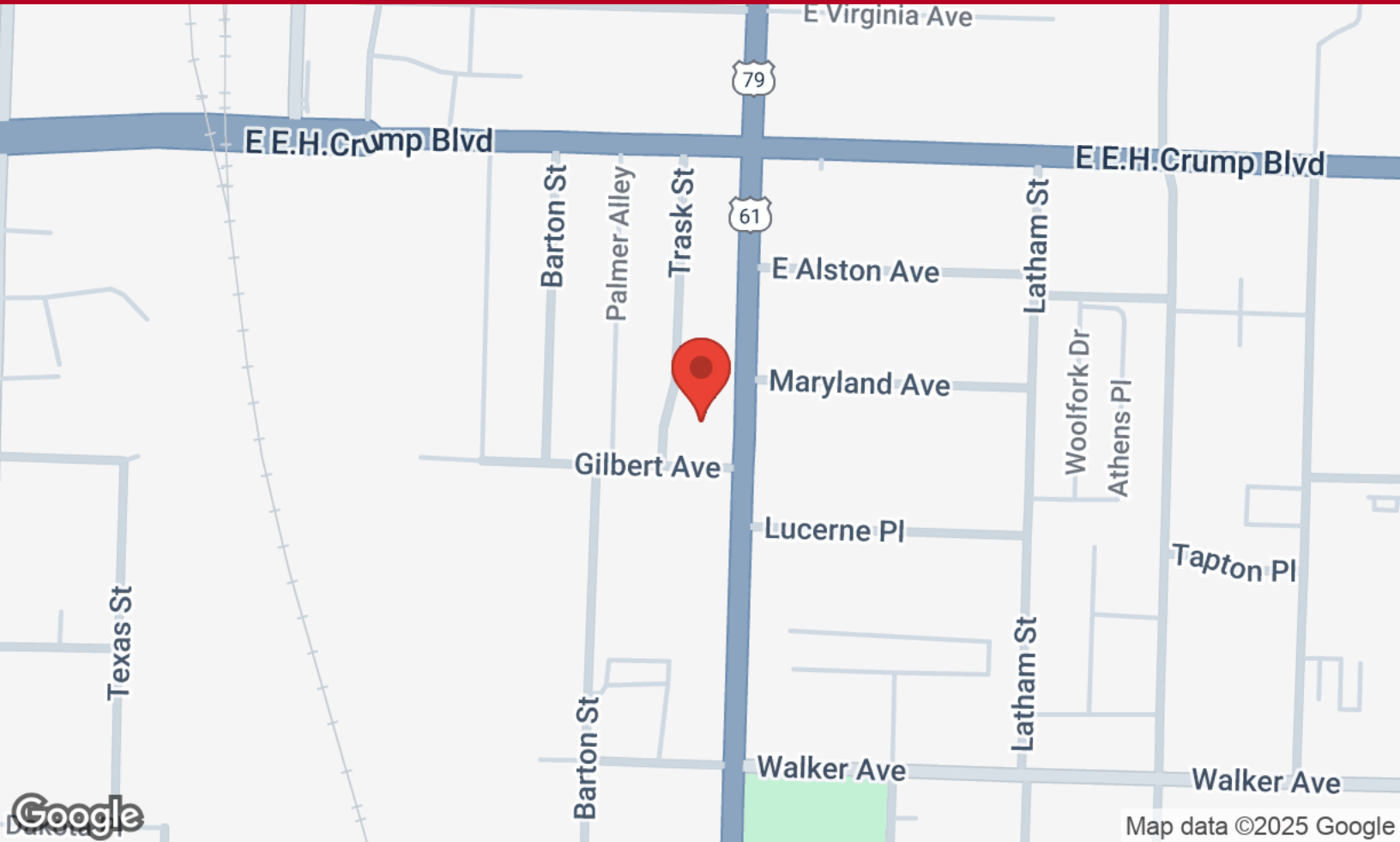
Broker

(901) 282-6312

cathy.anderson@crye-leike.com

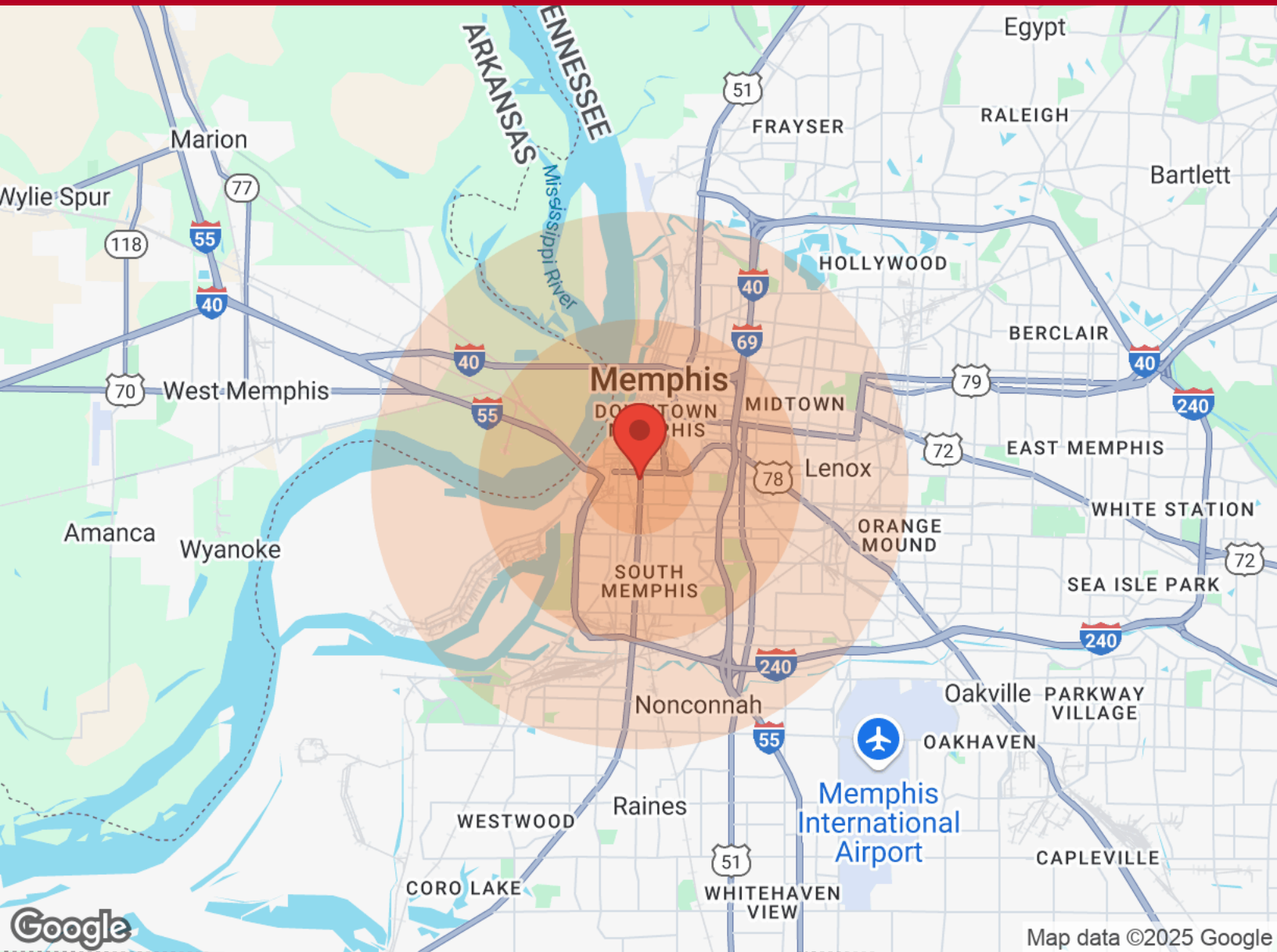
# LOCATION MAPS

903 S Third Street  
903 South 3rd Street | Memphis, TN 38106



# DEMOGRAPHICS

903 S Third Street  
903 South 3rd Street | Memphis, TN 38106



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Male	4,455	32,513	67,651
Female	4,835	31,829	71,246
Total Population	9,290	64,342	138,897
<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Ages 0-14	2,178	12,620	27,525
Ages 15-24	1,405	8,200	17,301
Ages 25-54	3,434	27,223	58,849
Ages 55-64	994	7,467	16,256
Ages 65+	1,279	8,832	18,966
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
White	1,059	11,042	32,323
Black	8,180	51,682	101,881
Am In/AK Nat	N/A	6	31
Hawaiian	N/A	7	10
Hispanic	112	1,562	4,190
Multi-Racial	50	2,084	5,936

<b>Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Median	\$20,704	\$20,504	\$23,450
< \$15,000	1,513	9,266	17,913
\$15,000-\$24,999	485	4,715	9,337
\$25,000-\$34,999	318	3,243	6,919
\$35,000-\$49,999	443	3,242	7,493
\$50,000-\$74,999	410	2,768	7,504
\$75,000-\$99,999	252	1,371	3,611
\$100,000-\$149,999	182	1,121	2,996
\$150,000-\$199,999	105	556	1,193
> \$200,000	56	628	1,215

<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Units	5,168	34,835	73,988
Occupied	4,038	28,068	60,645
Owner Occupied	1,303	9,804	25,682
Renter Occupied	2,735	18,264	34,963
Vacant	1,130	6,767	13,343