

Property Photo

**Property Details**

Total Space Available	19,300 SF
Rental Rate Yr	Negotiable
Min. Divisible	1,500 SF
Max. Contiguous	19,300 SF
Property Type	Retail
Property Sub-type	Street Retail
Building Size	19,300 SF
Year Built	1977
Lot Size	30,056 SF
Status	Active

Property Notes

**Spaces**

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	19,300 SF	Negotiable	1,500 SF	19,300 SF		11/1/2016		

**Property Description**

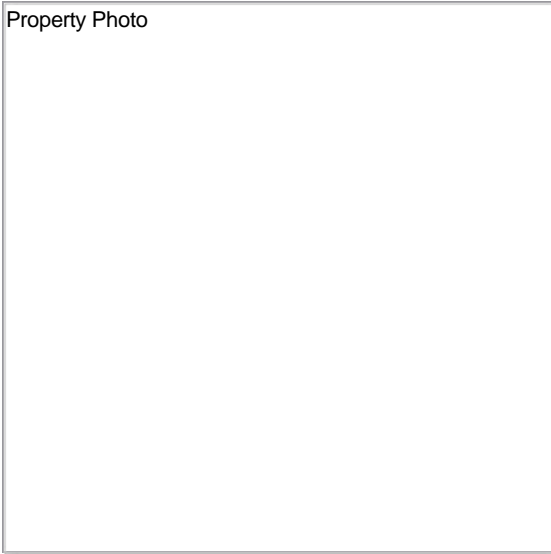
New listing! This 19,300 square foot industrial property is ready for a new image. Property is zoned CMU1 and parcel spans nearly 200' along Cooper Street. New owner is willing to subdivide into smaller bays for qualified tenants and will negotiate build-out and/or TI. Parking is available along the south side of the property adjacent to Nelson Street. In addition, there is a separate parcel, currently used for parking, located on the southwest corner of Cooper and Nelson. Call for information or for a showing.

**Location Description**

Located on the northwest corner of Cooper and Nelson in the popular Cooper-Young area of midtown Memphis.

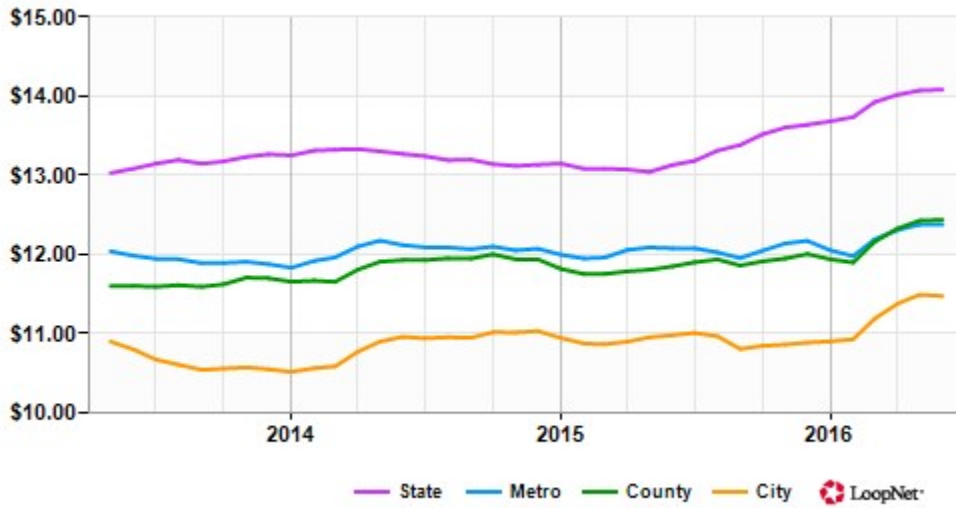
Photos

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## Market Trends

Asking Rent Retail for Lease Memphis, TN (\$/SF/Year)



Jun 16 vs. 3 mo. Y-O-Y prior

State	\$14.08	+1.1%	+7.3%
Metro	\$12.38	+1.5%	+2.5%
City	\$11.48	+2.6%	+4.5%
County	\$12.44	+2.3%	+5.0%