



# Land For Sale ~ 8.45 +/- Acres

## E Shelby Drive ~ Memphis, TN 38125

### Contacts:

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**GREENBRIER**  
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## Property Details

Name	Land for Sale
Address	E Shelby Drive Memphis, TN 38125
Parcel Size	8.45 +/- Acres
Sale Price	See Agent

## Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	14,210	81,798	167,271
Average Household Income	\$89,611	\$78,352	\$89,231

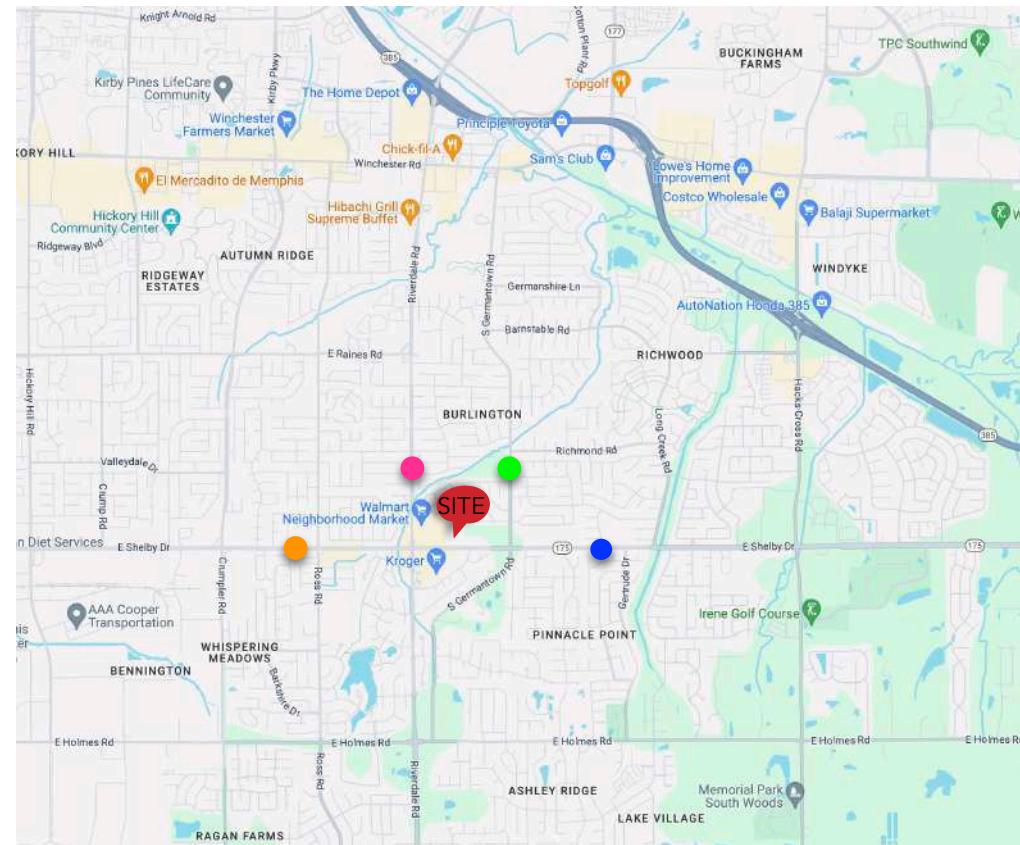
## Market Overview

- Property located on E Shelby Drive between Riverdale Road & S Germantown Road in Southeast Memphis, TN
- 8.45 +/- acre site (*could be subdivided*)
- Excellent access and visibility
- Strong retail corridor and intersection
- Good traffic counts on E Shelby Drive (\*19,000+/-)
- Surrounding retailers include: Walmart Neighborhood Market, Kroger, McDonalds, Checkers, Taco Bell, Hibbet Sports, Advanced Auto Parts, and Dollar General

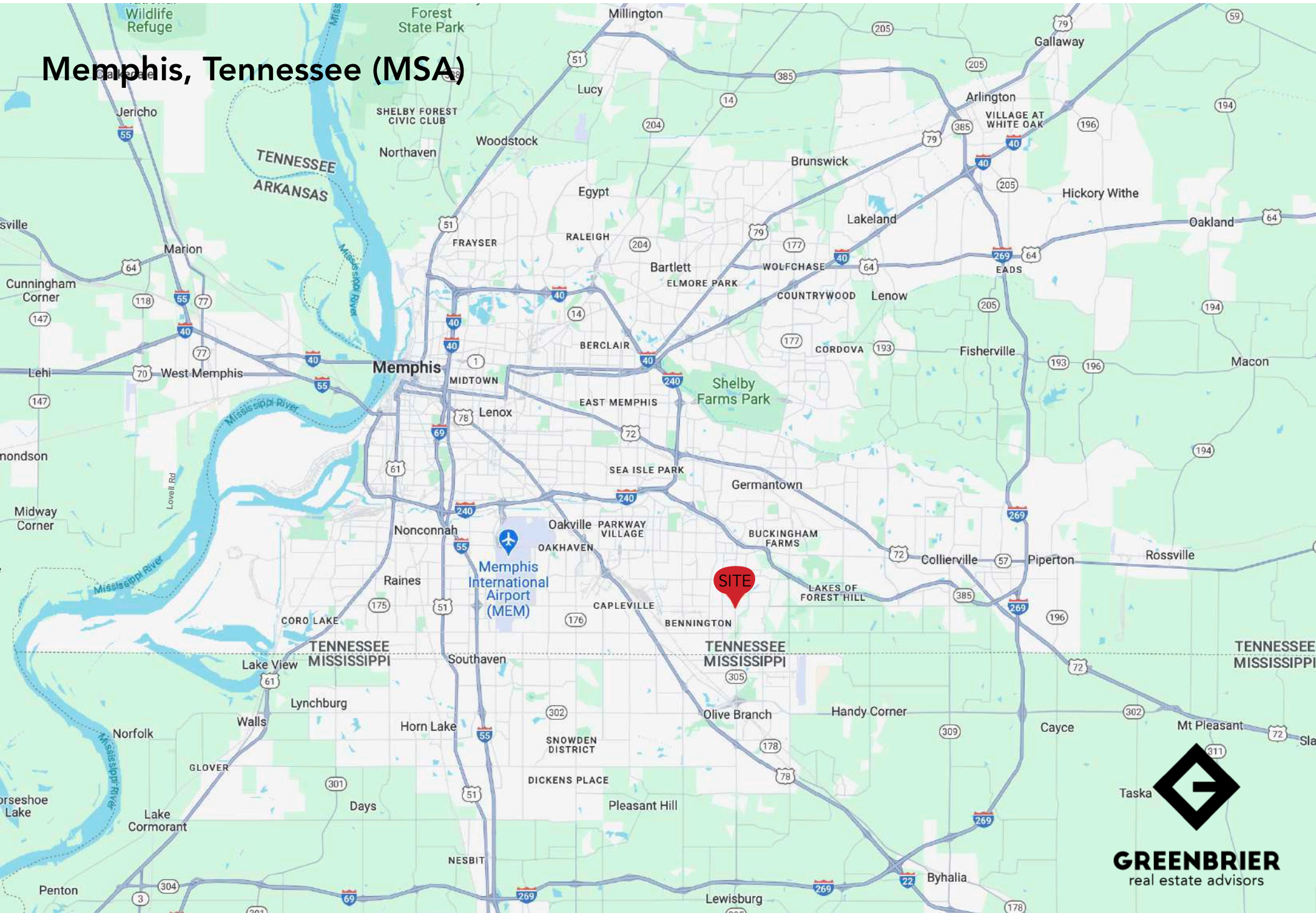
## Traffic Counts (\*2023)

E Shelby Drive (East of Site)	19,393 ADT	●
E Shelby Drive (West of Site)	19,705 ADT	●
Riverdale Road	28,600 ADT	●
South Germantown Road	9,929 ADT	●

## Map



# Memphis, Tennessee (MSA)









# Southeast Memphis, TN

## Riverdale Road & E Shelby Drive



BURLINGTON

Memphis Business Academy  
Elementary/Middle School (397)

Love Fellowship  
Ministry

**Subject Site**  
(8.45 +/- Acres - E Shelby Dr.)

Memphis Fire  
Station #55

Walmart  
Neighborhood Market

East Shelby  
Library

DOLLAR GENERAL

DOLLAR TREE

BENNINGTON PARK

Extra Space  
Storage

BURGER KING

FAMILY DOLLAR

7-Eleven

Wendy's

TACO BELL

19,705 (23) ADT

East Shelby Drive

Riverdale Road 28,680 (23) ADT

S Germantown Road 9,929 (23) ADT

19,393 (23) ADT

Crumpler Road

The Honey  
Pot

Future Car  
Wash

PIZZA HUT

WRAPS

PERBOYS

Wendy's

Associated  
Packaging

Ross Elementary School  
(569)

McKessen Corp.

Vantiva, formerly  
Technicolor

McDonald's

American Deli

Kroger

KFC

WHISPERING MEADOWS

MALLARD RIDGE

Herbalife Memphis  
Distribution

PINNACLE POINT





Riverdale Road & E Shelby Drive

**Subject Site**  
(8.45 +/- Acres - E Shelby Dr.)



**Walmart**  
Neighborhood Market

**HIBBETT  
SPORTS**

cricket

**Checkers**  
BURGERS • FRIES • COLAS

**Advance  
Auto Parts**  
We're ready to advise.

**DOLLAR  
GENERAL**

**M  
MARATHON**

East Shelby Drive

19,393 (23) ADT

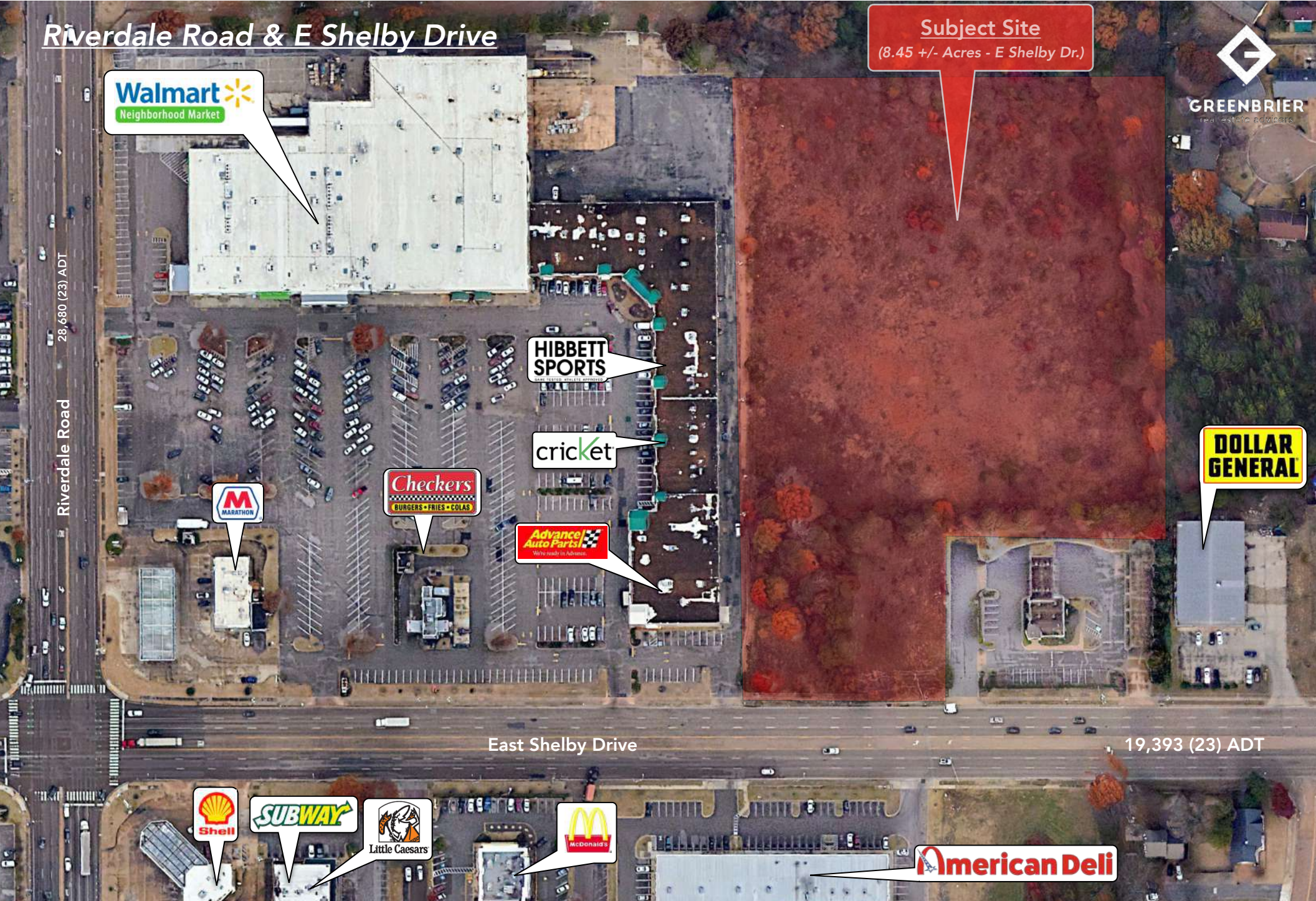
**Shell**

**SUBWAY**

**Little Caesars**

**McDonald's**

**American Deli**







**Subject Site**  
(8.45 +/- Acres - E Shelby Dr.)

529.21 537'

775'

579'

236'

200'

292'

175

175

175

175

175

175

175

175

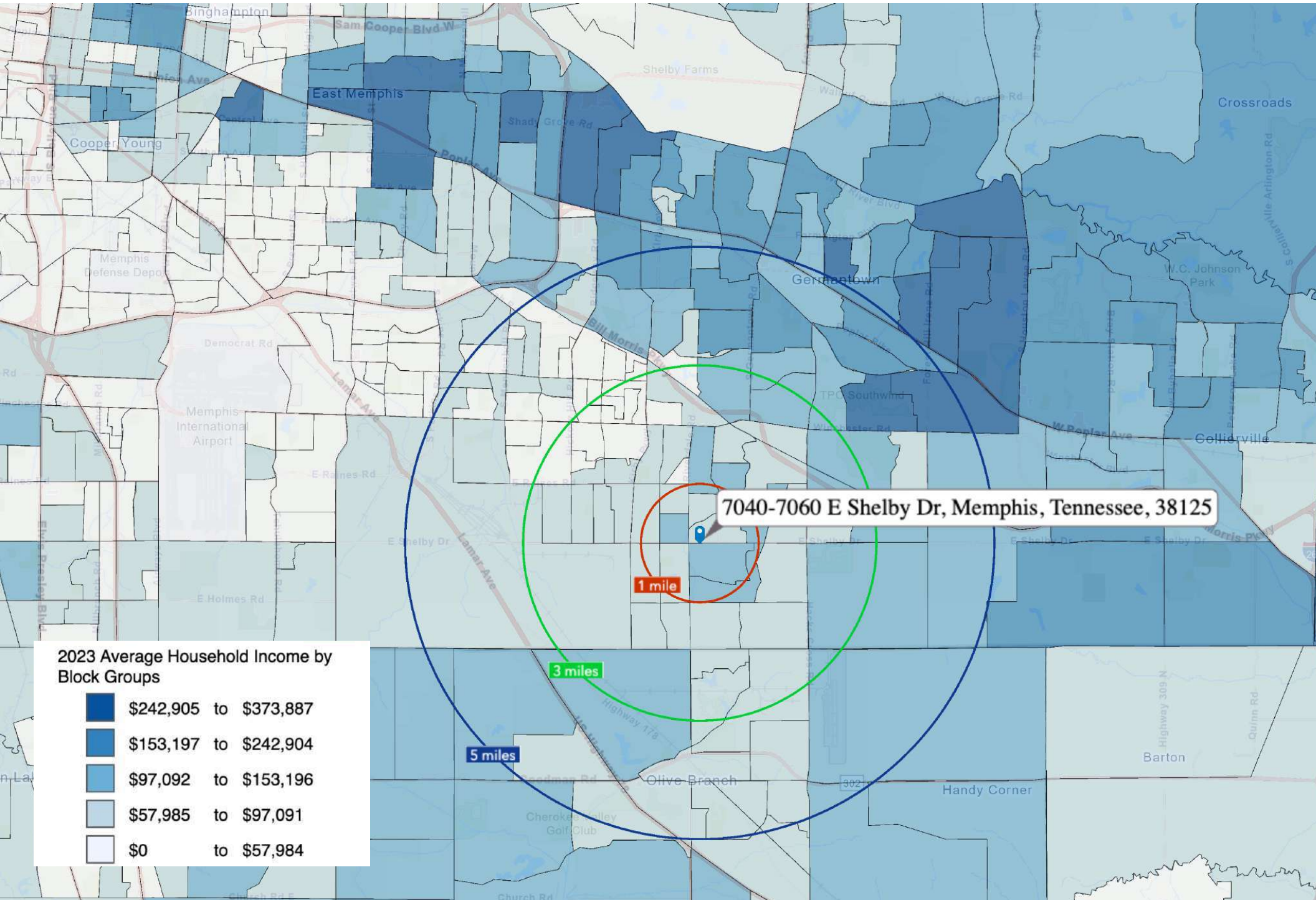
175

175

175

175










7040-7060 E Shelby Dr, Memphis, Tennessee, 38125

1 mile

3 miles

5 miles

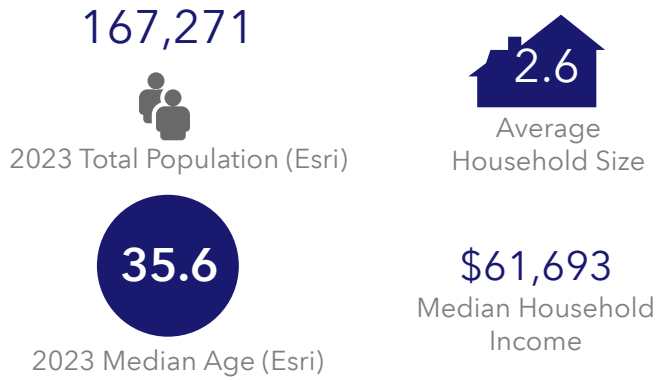
**2023 Average Household Income by Block Groups**

	\$242,905 to \$373,887
	\$153,197 to \$242,904
	\$97,092 to \$153,196
	\$57,985 to \$97,091
	\$0 to \$57,984

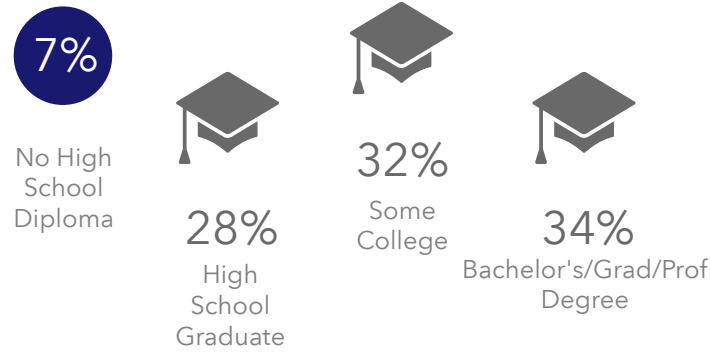


(5 Mile Radius)

## KEY FACTS



## EDUCATION

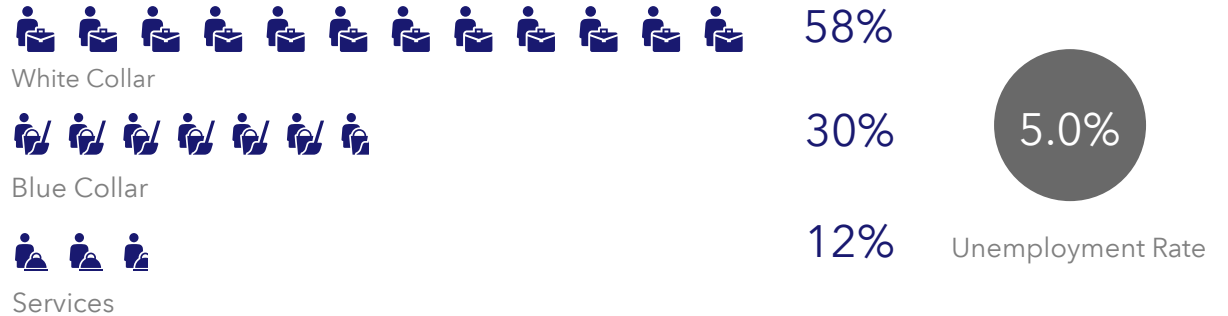


2023 Daytime Population	
2023 Total Daytime Population	157,412
2023 Daytime Population: Workers	74,664
2023 Daytime Population: Residents	82,748

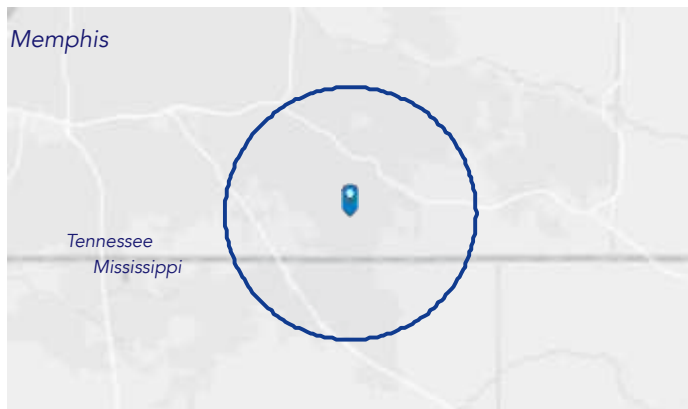
## BUSINESS



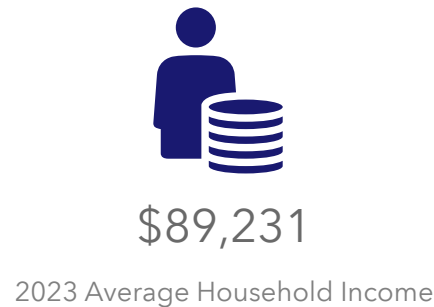
## EMPLOYMENT



7040-7060 E Shelby Dr, Memphis, Tennessee, 38125



## Average Household Income



## Total Retail Sales

