



WOODCREST
CAPITAL, LLC

Freestanding Memphis TN

5226 S Third St | Memphis TN

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE
9,016 SF



- 9,016 SF Freestanding Retail
- Southwest Memphis TN
- 2014-Built Former Dollar General
- Excellent Visibility on US-61

Type	PSF
NNN's	TBD
Lease Rates	Call for Rates

Traffic Counts	
I-55	105,089 VPD
US-61/S Third St	28,130 VPD



Demographics	1-mile*	3-mile	5-mile
Population	2,111	25,797	74,140
Households	790	9,590	27,591
Average HH Income	\$92,284	\$69,363	\$60,485

* 1, 3, and 5 mile radius data provided by CoStar Group, 2024 dataset.

** Traffic Count (VPD) data provided by CoStar Group, 2025 dataset.

Woodcrest Capital, LLC
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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