

FOR SALE

AUDUBON SQUARE OFFICE VILLAGE

Prime East Memphis Investment Opportunity For Sale!



**4735 Spottswood Avenue
Memphis, TN 38117**

- Vibrant, all brick Multi-Tenant Office
- 100% leased w/long-term tenants
- Easy Access to Poplar Avenue & Business District

\$1,875,000

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Principal Broker**

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MYERS
COMMERCIAL REAL ESTATE

PROPERTY INFORMATION

Purchase Price

\$1,875,000

Address

4735 Spottswood Avenue
Memphis, TN 38117

Parcel ID (s)

065010 D00002

Submarket

East Memphis

Total Site Acreage

0.99 acres

of Buildings (Size)

One (12,560 SF)

Class

B

Year Built/Majorly Renovated

1983/1994

Tenants

6

Parking Spots

16 plus others adjacent to building



Company Disclaimer

This information in this presentation has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

AUDUBON SQUARE OFFICE VILLAGE

4735 Spottswood Avenue, Memphis, TN 38117



PROPERTY OVERVIEW

AUDUBON SQUARE OFFICE VILLAGE offers a premier East Memphis location just off the Poplar Avenue corridor, one of the city's most established and heavily traveled commercial arteries. Positioned minutes from I-240, the property provides excellent regional connectivity and convenient access for employees and customers alike. The surrounding Poplar corridor continues to benefit from public and private investment, with ongoing redevelopment and infrastructure initiatives (like the Oak Court Mall), reinforcing East Memphis as a stable, high-demand submarket. The area is anchored by a strong concentration of office parks and established employers, with Memphis office rents holding steady around the high-teens per square foot and vacancy stabilizing in recent quarters—signaling resilience in the local market.

Nearby neighborhood retail centers, dining, and service amenities along Poplar Avenue enhance the property's everyday convenience and tenant appeal. With traffic counts along Poplar Ave. exceeding 45,000–55,000 vehicles per day in this corridor and with , AUDUBON SQUARE OFFICE VILLAGE offers a strategic opportunity in one of Memphis' most proven and connected business districts. Don't miss out on this 100% leased building with long-term, hassle-free tenants!



AUDUBON SQUARE OFFICE VILLAGE

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FINANCIAL ANALYSIS: RENT ROLL

SUMMARY

Year Built: 1983/1994	Total SQFT: 12,560	No. of Tenants: 6	Vacancy: 0%
# of Buildings: 1	Acres: 0.99 acres	Sales Price: \$1,875,000	Price PSF: \$149.28

RENT ROLL

Suite	Tenant	Use	SQFT	Rent including NNN/Month	Total. Leasing Price PSF/YR	Lease Start & Expiration	Notes
101	Power of Words	Speech Therapy	1600	\$2,267	\$17.00	4/1/22 – 3/31/27	Has a 5-year option for \$2,750 or greater (or a minimum of \$20.62/SF from 2027 onwards)
102	Attorney David Sullivan	Law Firm	973	\$1,500	\$18.50	9/1/25 – 8/31/26	10+ year tenant; Not a NNN lease, Built in annual escalations
103	Carnival Memphis	Administrative Office	1300	\$2,065	\$19.06	10/1/23 – 9/30/26	10+year tenant; utility bills greater than \$150/month are billable to tenant
104	Allstate Insurance	Insurance	1424	\$2,150	\$18.12	7/1/23 - 7/31/25	10+year tenant; MTM; No options
201	Hypertech	Administrative Office	2458	\$3,500	\$17.09	7/1/25 – 6/30/27	No options
204	Insurance Consulting Group	Consulting	2794	\$4,175	\$17.93	7/1/24 – 6/30/26	10+year tenant; No options
TOTAL MONTHLY RENT				\$15,657			

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FINANCIAL ANALYSIS: INCOME-EXPENSE ANALYSIS

EXPENSES	
Property Taxes (City & County)	\$ 26,849.00
Insurance	\$ 6,289.00
HOA ¹	\$ 19,050.00
Utilities	\$ 2,770.00
Cleaning	\$ 3,000.00
Janitorial supplies	\$ 1,260.00
HVAC ²	\$ 2,926.00
Plumbing	\$ 541.00
Elevator Maintenance/Repair	\$ 2,107.00
Total Expenses	\$ 64,792.00

INCOME	
Base Annual Rent Income	\$187,884.00
Additional 2025 CAM Collected ³	\$8,642.793
Gross Annual Income	\$196,526.79

NET OPERATING INCOME (NOI) ANALYSIS	
Gross Income	\$196,526.79
Total Expenses	\$64,792.00
NOI	\$131,734.79

Cap. Rate 7.03%

Sales Price \$1,875,000

Price/SF \$149.28

Notes

1, This complex's self-governing HOA Board is locally run by four owners.

2. Quarterly HVAC maintenance is Landlord's responsibility.

3. Any CAM increases after year-end reconciliation are billed back to tenants; Suite 201's estimated CAM portion \$2,972.00 is not reflected here but it will be included in 2026's Additional CAM collected.

AUDUBON SQUARE OFFICE VILLAGE

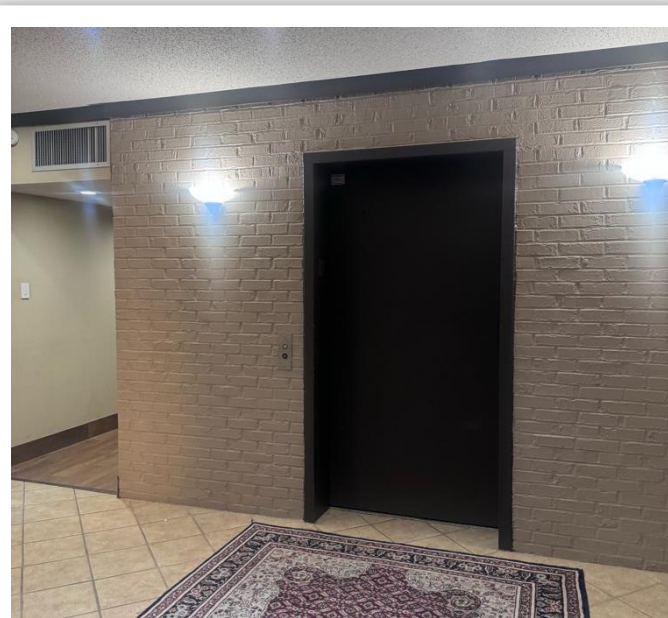
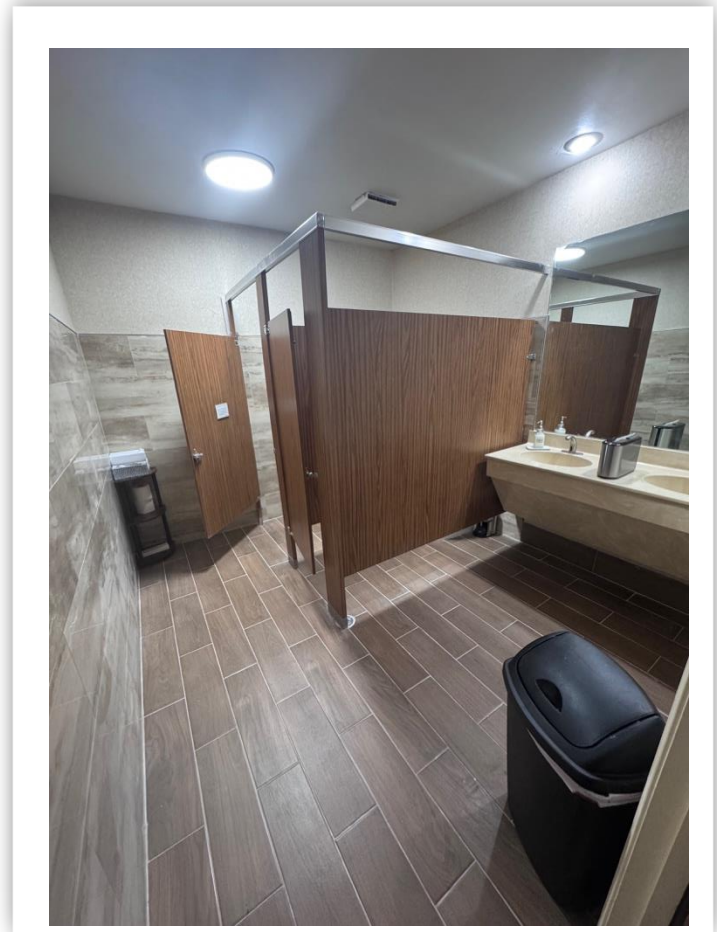
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PROPERTY PHOTOS & RENOVATIONS

RECENT CAPITAL EXPENSES

Bathroom Tiles	\$	38,750.00
Bathroom fixtures	\$	6,520.00
Bathroom Wallpaper	\$	10,000.00
Common area tiles	\$	3,200.00
Automated lighting	\$	1,700.00
TOTAL	\$	60,170.00



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DEMOGRAPHICS & INCOME: 3 MILE RADIUS

Within a three-mile radius of AUDUBON SQUARE OFFICE VILLAGE, the area provides a strong and stable base of nearby consumers and workforce support. The median age reflects a balanced mix of established professionals and working families, aligning well with the needs of office users. The community demonstrates solid earning power, supporting daytime spending and service-oriented office tenants. Educational attainment is notably strong—indicating a highly skilled labor pool attractive to professional, medical, and corporate office users. Collectively, these demographics reinforce the property's positioning within an affluent, educated, and economically stable East Memphis submarket that supports long-term office demand.

DEMOGRAPHIC SUMMARY

4735 Spottswood Ave, Memphis, Tennessee, 38117

Ring: 3 mile radius

KEY FACTS

82,106

Population



35,963

Households

37.1

Median Age

\$63,564

Median Disposable Income

EDUCATION

7.5%

No High School Diploma



19.4%

High School Graduate



20.8%

Some College/
Associate's Degree



52.3%

Bachelor's/Grad/ Prof Degree

INCOME



\$76,044

Median Household Income



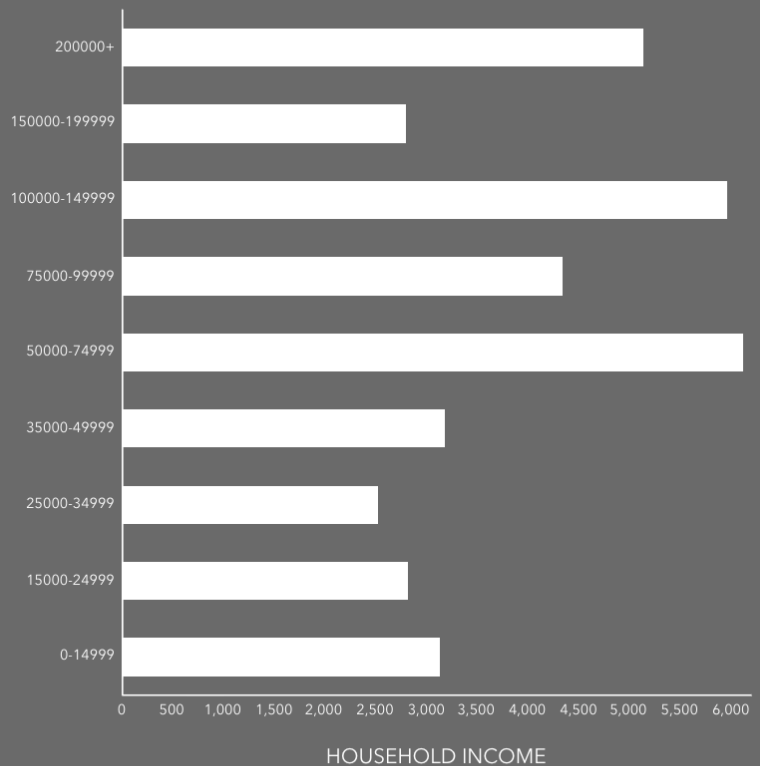
\$53,085

Per Capita Income



\$178,517

Median Net Worth



Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

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MORE DEMOGRAPHICS

Radius	1 Mile	3 Mile	10 Mile
2024 Population By Race	6,669	81,182	737,611
White	5,791 86.83%	46,910 57.78%	231,876 31.44%
Black	351 5.26%	23,173 28.54%	421,388 57.13%
Am. Indian & Alaskan	8 0.12%	252 0.31%	1,860 0.25%
Asian	164 2.46%	2,346 2.89%	18,094 2.45%
Hawaiian & Pacific Island	4 0.06%	102 0.13%	628 0.09%
Other	352 5.28%	8,399 10.35%	63,765 8.64%
Radius	1 Mile	3 Mile	10 Mile
Population			
2029 Projection	6,488	79,734	731,747
2024 Estimate	6,669	81,182	737,611
2020 Census	7,276	84,680	741,274
Growth 2024 - 2029	-2.71%	-1.78%	-0.79%
Growth 2020 - 2024	-8.34%	-4.13%	-0.49%
Radius	1 Mile	3 Mile	10 Mile
2024 Households by HH Income	3,297	34,558	296,359
<\$25,000	336 10.19%	6,599 19.10%	68,683 23.18%
\$25,000 - \$50,000	447 13.56%	7,337 21.23%	72,601 24.50%
\$50,000 - \$75,000	739 22.41%	5,862 16.96%	52,138 17.59%
\$75,000 - \$100,000	426 12.92%	3,323 9.62%	30,163 10.18%
\$100,000 - \$125,000	379 11.50%	3,183 9.21%	22,784 7.69%
\$125,000 - \$150,000	202 6.13%	1,922 5.56%	15,468 5.22%
\$150,000 - \$200,000	174 5.28%	2,427 7.02%	15,955 5.38%
\$200,000+	594 18.02%	3,905 11.30%	18,567 6.27%
2024 Avg Household Income	\$118,264	\$94,732	\$76,477
2024 Med Household Income	\$82,423	\$62,688	\$52,824
Radius	1 Mile	3 Mile	10 Mile
2024 Population by Occupation	6,583	75,911	665,294
Real Estate & Finance	354 5.38%	3,228 4.25%	18,521 2.78%
Professional & Management	2,560 38.89%	22,645 29.83%	158,772 23.86%
Public Administration	57 0.87%	1,371 1.81%	16,022 2.41%
Education & Health	1,034 15.71%	10,255 13.51%	80,388 12.08%
Services	437 6.64%	6,325 8.33%	64,375 9.68%
Information	42 0.64%	382 0.50%	4,135 0.62%
Sales	685 10.41%	8,710 11.47%	77,486 11.65%
Transportation	0 0.00%	296 0.39%	3,778 0.57%
Retail	235 3.57%	4,029 5.31%	37,101 5.58%
Wholesale	111 1.69%	1,282 1.69%	10,183 1.53%
Manufacturing	258 3.92%	3,342 4.40%	32,736 4.92%
Production	230 3.49%	5,654 7.45%	70,208 10.55%
Construction	179 2.72%	2,637 3.47%	22,390 3.37%
Utilities	152 2.31%	3,645 4.80%	49,522 7.44%

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CONTACT US





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ABOUT US: Formerly *The Gary Myers Company*, Myers Commercial Real Estate has been a family-owned commercial real estate firm serving the Mid-South for over 30 years.

Gary Myers began his career in commercial real estate looking to help emerging entrepreneurs and investors capture their slice of the American Dream in Memphis, TN.

He would pass down this knowledge & passion to his children, with his daughter Melanie eventually taking over the reigns of the company. An alum of Memphis Business Journal's (MBJ) "Top 40 under 40", MBJ's 2026's Super Women in Business Award and a commercial broker veteran of almost 20 years, Melanie has taken over with a vision to continue her father's mission in helping others, growing and grooming a great team around her to help achieve that. **Whether you need professional help with leasing representation, landlord representation, investment sales, or market research, Myers CRE is here to be your resource!**

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