

For Lease

Retail / Service / Office

5,600 - 32,000 SF +/-



## Cloverleaf Center

5150 Summer Ave, Memphis, Tennessee

### Property Highlights

- Prime hard-corner location with  $\pm 48,000$  VPD
- Immediate access to I-240/I-40 ( $\pm 400,000$  VPD) and Sam Cooper Blvd ( $\pm 46,000$  VPD)
- $\pm 102,379$  SF of internet-resistant, daily-needs tenants: Sherwin-Williams, Mary Carter, Tint World, Mid-South Medical
- Excellent visibility and access from both major roads
- Recent upgrades: LED lighting, new paint, resurfaced lot, and iconic 35' pylon signs
- Locally managed with pride of ownership
- Thriving Summer Avenue corridor — dense trade area, active Merchants Association, and designated International District

### Demographics

	1 Mile	3 Miles	5 Miles
<b>Total Households:</b>	6,417	32,321	60,120
<b>Total Population:</b>	11,816	63,455	128,714
<b>Average HH Income:</b>	\$70,894	\$72,725	\$64,914



For more information:

**James McCraw, CCIM**

901 590 9997 • [jmccraw@saigcompany.com](mailto:jmccraw@saigcompany.com)

**Jeff Higdon, SIOR**

901 526 3100 • [jhigdon@saigcompany.com](mailto:jhigdon@saigcompany.com)

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NAI Saig Company

6263 Poplar Avenue Suite 150, Memphis, TN 38119

901 526 3100

[saigcompany.com](http://saigcompany.com)

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Suite #	Tenant	SF
717	Tequila Town	10,250
729	Available/Divisible	18,785
733-737	Mary Carter Decorating Center	6,000
739	First Stop	1,200
741	LSI Staffing	2,200
743	Elemental Fitness	1,800
749	Cloverleaf Animal Clinic	3,200
753	Cloverleaf Animal Kennel	1,600
761	Mateo Automotive	1,798
5084	Stepping Stones ABA	3,200
5112	Available	6,000
5126	Available	5,600
5130	DoorDash Essentials	8,400
5138	Available/Divisible	12,000
5140	Mid-South Medical and Mobility	8,100

Suite #	Tenant	SF
5142	New York Hair Salon	1,500
5150	Sherwin Williams	5,950
5071	901 Tire	2,494
5079	Neighborhood Title Loans	1,800
5107	VIP Care	2,187

## Availabilites

- **Suite 729 – 18,785 up to 25,000 SF**
  - Former grocery box ideal for a junior anchor tenant. Pylon signage available. Space can be subdivided. Base rent and NNN calculated on 17,100 SF.
- **Suite 5112 - 6,000 SF**
- **Suite 5126 – 5,600 SF**
  - Versatile in-line space for retail, service, or office use. Includes pylon signage opportunity.
- **Suite 5138 – 12,000 SF**
  - Flexible in-line space for retail, service, or office use. Can be subdivided. Pylon signage opportunity available