



Demographics	1 Mile	3 Miles	5 Miles
Population	5,147	60,164	227,913
Average Household Income	\$142,535	\$93,715	\$66,455
Daytime Employment	20,684	76,427	148,878

Traffic Count--I-240	69,915 cars per day
--Poplar	42,620 cars per day

# The Embassy



**795 Ridge Lake Boulevard  
Memphis, Tennessee**

## Available For Sale:

Two (2) acres  
54,816 square foot three-story "Class A" office building

## Financial Information:

\$10,050,000 Purchase Price  
7% cap  
\$703,505 projected NOI  
87% current occupancy  
20.83% IRR leveraged

## Upside Potential:

- Exclusive location in the East Memphis Business District.
- New building built in 2003.
- 66% of the building is leased to two tenants.
- Average remaining lease term of 6.15 years.

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The information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.