

# Retail/Office Space

1839 Madison Avenue | Memphis, TN



1,020 square-feet available in a unique location within the new Madison@McLean apartment building. Located literally at the corner of Madison Avenue and McLean, this ground floor space with direct street access will offer built-in traffic from over 100 building residents, as well as the broader neighborhood. Perfect for retail or office use that can benefit from walk-in traffic. (There is no dedicated parking for this space.)

## BUILDING AMENITIES

- Average household incomes of nearly \$90,000 within a one-mile radius
- Over 12,500 vehicles per day pass by this location

2025 Summary	1 mile	3 miles	5 miles
Population	15,822	113,632	226,442
Households	8,490	48,169	94,470
Average Household Income	\$89,436	\$56,424	\$61,122
Median Household Income	\$52,105	\$29,884	\$32,759

VPD: 12,543

## FOR INFORMATION CONTACT:

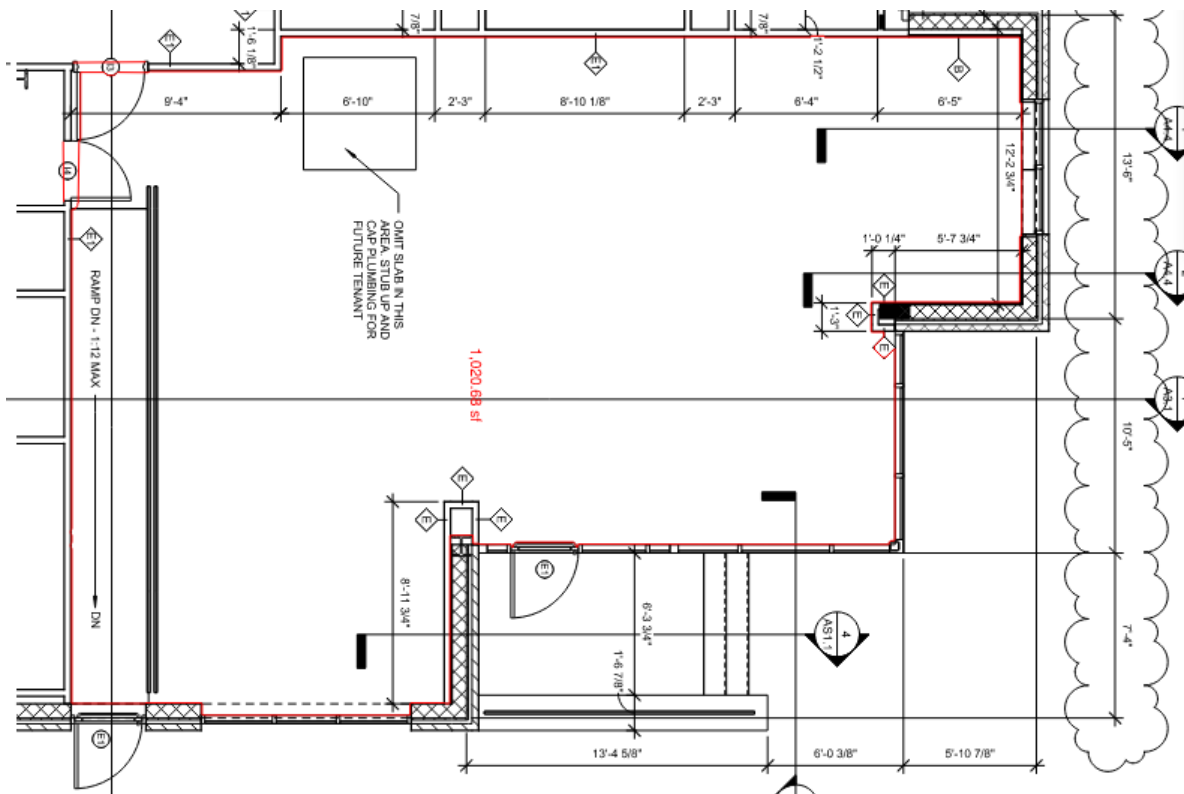
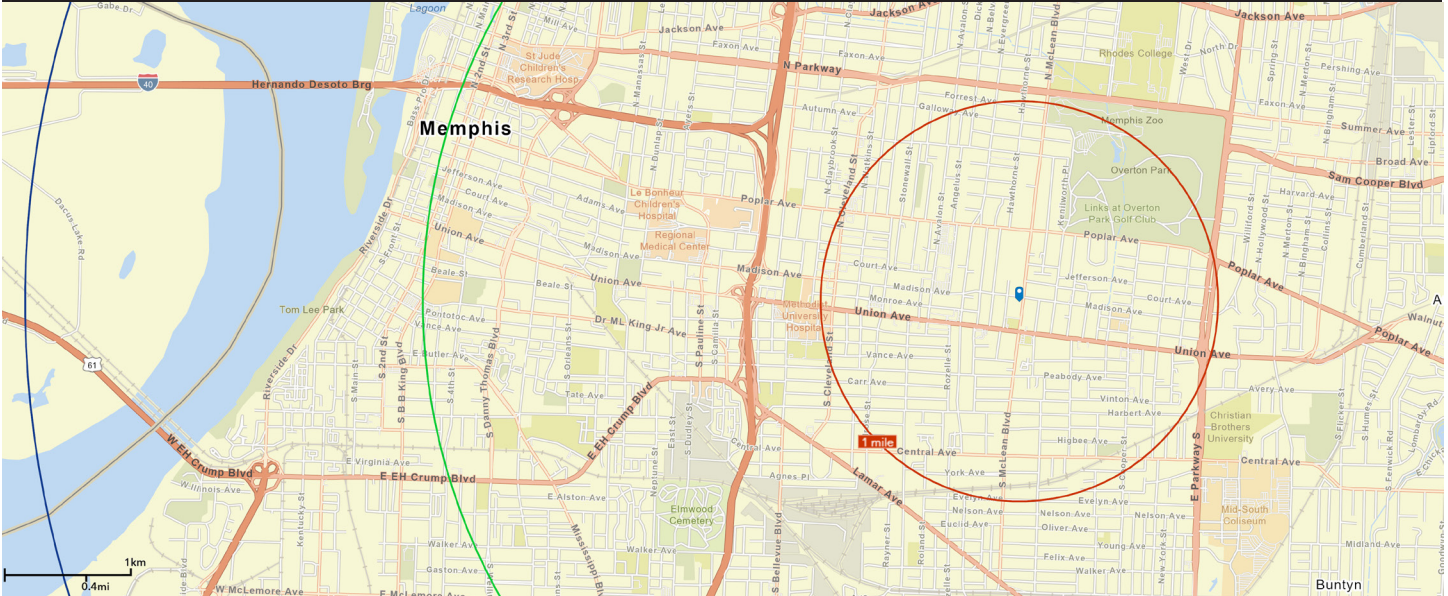
**Michael Greenberg, CCIM, CPM**  
Chief Executive Officer  
901.507.3429  
[mgreenberg@mrgmemphis.com](mailto:mgreenberg@mrgmemphis.com)

**Makowsky Ringel Greenberg, LLC**  
1010 June Road, Suite 200  
P.O. Box 241990  
Memphis, TN 38124  
Phone: 901.683.2220  
Fax: 901.507.3440

[www.mrgmemphis.com/commercial](http://www.mrgmemphis.com/commercial)

*All information deemed reliable but not warranted.*

# 1839 Madison Avenue



## FOR INFORMATION CONTACT:

**Michael Greenberg, CCIM, CPM**  
 Chief Executive Officer  
 901.507.3429  
[mgreenberg@mrghmemphis.com](mailto:mgreenberg@mrghmemphis.com)

**Makowsky  
 Ringel  
 Greenberg LLC**  
 Multi-Family & Commercial Real Estate