

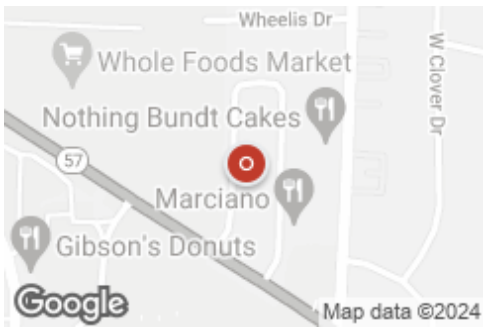
Brookhaven Circle Office For Lease

688 W Brookhaven Circle, Memphis, TN, 38117

Office: General For Lease

Prepared on April 11, 2024

1 of 1 Listings



Listing Details | Office For Lease

|                       |                   |
|-----------------------|-------------------|
| Suite                 | 101               |
| Secondary Uses        | Retail            |
| Sublease              | -                 |
| Total Available Space | 1,400 SF          |
| Min Div/Max Contig    | 1,400 SF          |
| Asking Rate           | \$30.00 Annual/SF |
| Monthly Rate          | \$3,500           |
| Lease Type            | Modified Gross    |

|                |           |
|----------------|-----------|
| Expenses       | -         |
| Vacant         | Yes       |
| Available Date | Now       |
| Days On Market | 10 days   |
| Date Listed    | 4/01/2024 |
| Last Modified  | 4/11/2024 |
| Listing ID     | 40120468  |
| Parking Spaces | -         |

Description

CRYE-LEIKE COMMERCIAL is pleased to bring announce a office/retail space for lease on Brookhaven Circle in highly desirable East Memphis. Space does not often become available on Brookhaven Circle and no doubt this opportunity will not last long! Recently renovated and positioned across the street from Brookhaven Pub, 688 Brookhaven Circle offers a 1 story - freestanding residential property converted to office with just over 1400 square feet and private parking in front and rear. Situated on .026 acres the interior layout showcases 2 private offices, reception area, conference room, breakroom/kitchen and restroom. Call us today for more information or to schedule a tour. 901.758.5670

Property Features

Location Details

|         |  |
|---------|--|
| Address | 688 W Brookhaven Circle, Memphis, T... |
| Zoning  | CMU-1                                  |
| County  | Shelby                                 |

|             |                      |
|-------------|----------------------|
| Parcels     | 056035 00019         |
| Name        | 688 W Brookhaven Cir |
| Nearest MSA | Memphis              |

Building Details

|                      |                        |                |          |
|----------------------|------------------------|----------------|----------|
| Sub Type             | General                | Building Class | C        |
| Building Status      | Existing               | Parking Spaces | -        |
| Building Size        | 1,651 SF               | Parking Ratio  | -        |
| Land Size            | 0.27 Acres / 11,577 SF | Floor Size     | 1,685 SF |
| Number of Buildings  | 1                      | LEED Level     | 0        |
| Number of Floors     | 1                      | Water          | Yes      |
| Year Built/Renovated | 1952, 2014             | Sanitary Sewer | Yes      |
| Primary Constr. Type | Framed                 | Rail Service   | No       |
| Occupancy Type       | Single Tenant          |                |          |

Owner Contact Information

|                              |                             |
|------------------------------|-----------------------------|
| Legal Owner<br>Not Available | True Owner<br>Not Available |
|------------------------------|-----------------------------|

Property Listings

1 Listing | 1,400 SF | \$30.00 Annual/SF

| Type      | Condo | Space Use | Suite | Available Space | Rate                             | Available |
|-----------|-------|-----------|-------|-----------------|----------------------------------|-----------|
| For Lease | -     | Office    | 101   | 1,400 SF        | \$30.00 Annual/SF Modified Gross | Now       |

Additional Photos









## Contact



**Eric Fuhrman, CCIM**  
901-758-5670  
eric.fuhrman@crye-leike.com



Crye-Leike Commercial

# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 688 W Brookhaven Cir, Memphis, TN 38117

CITY, STATE

Memphis, TN

POPULATION

39,706

AVG. HH SIZE

2.27

MEDIAN HH INCOME

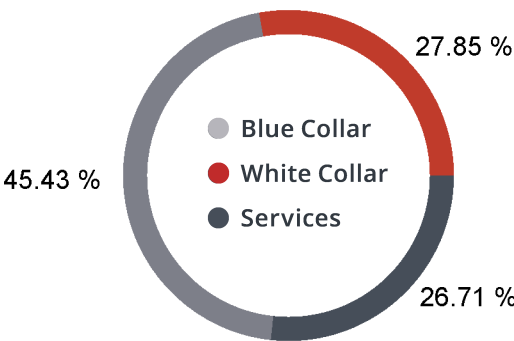
\$71,597

HOME OWNERSHIP

Renters: 4,236

Owners: 13,272

EMPLOYMENT



52.09 %

Employed

1.46 %

Unemployed

EDUCATION

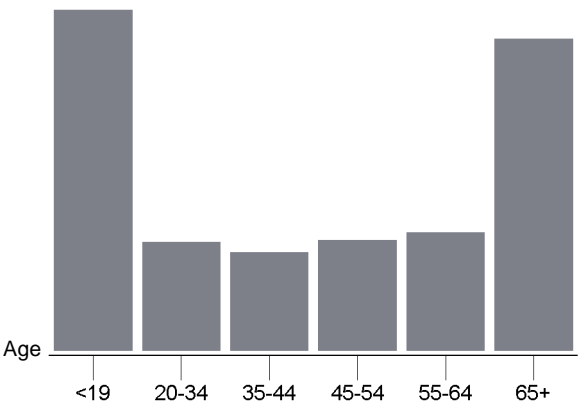
High School Grad: 18.08 %  
Some College: 24.96 %  
Associates: 4.50 %  
Bachelors: 48.14 %

GENDER & AGE

48.04 %



51.96 %

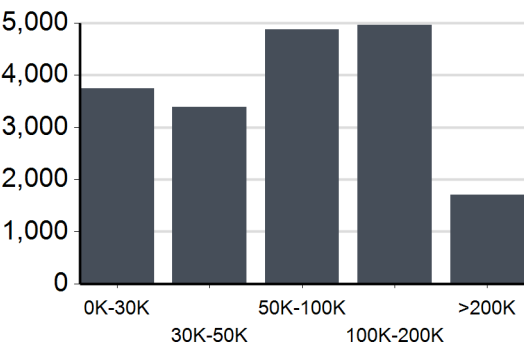


RACE & ETHNICITY

White: 94.81 %  
Asian: 0.70 %  
Native American: 0.00 %  
Pacific Islanders: 0.00 %  
African-American: 3.10 %  
Hispanic: 0.90 %  
Two or More Races: 0.50 %



INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$18,086



Grocery

\$6,594



Travel

\$6,816



Entertainment

\$2,936



Electricity

\$1,634



Apparel

\$1,385



Furniture

\$270



Gas

\$395

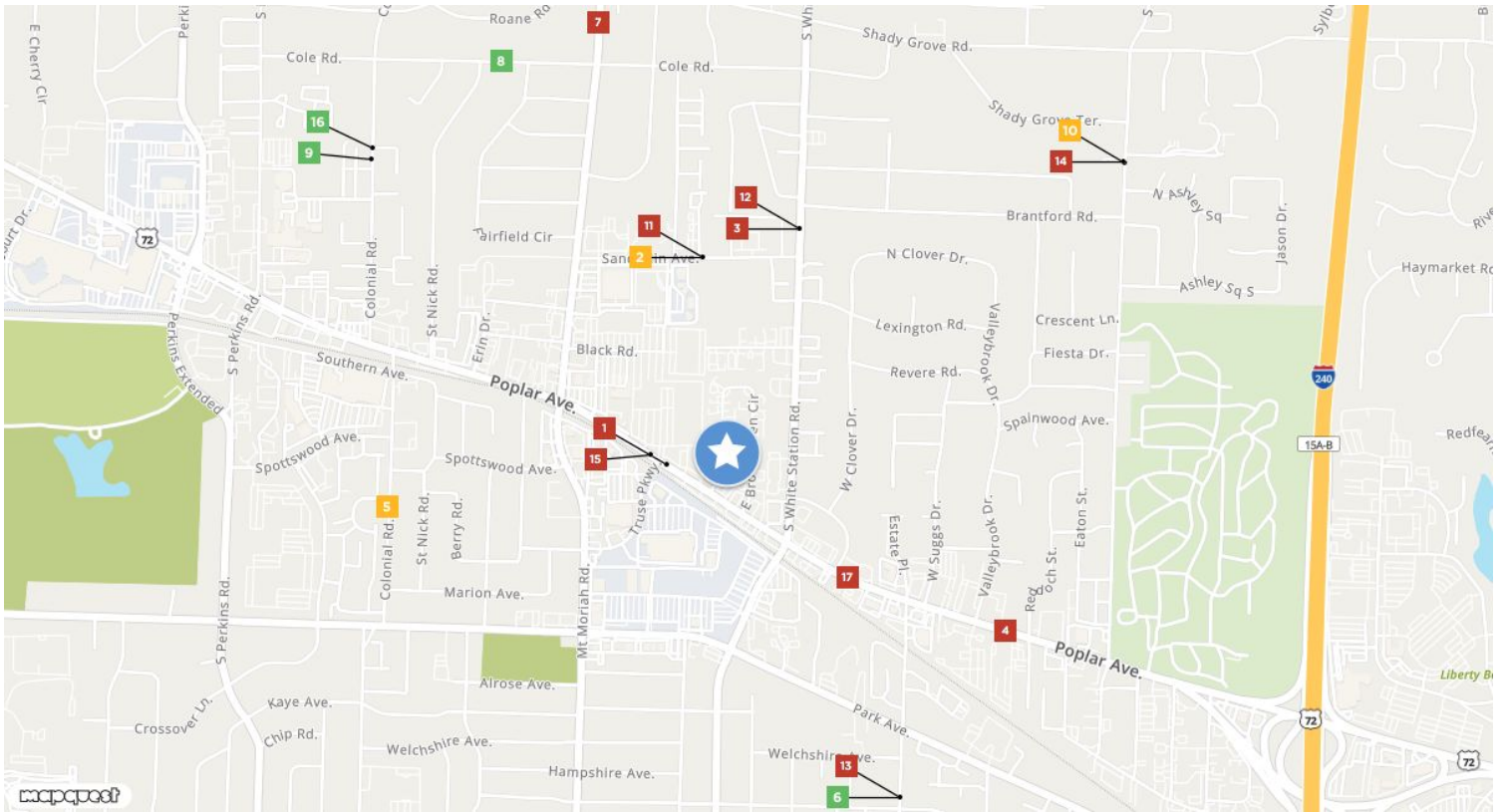
# 688 W Brookhaven Cir



Crye-Leike Commercial

6525 Quail Hollow Memphis, TN 38120 | 901-758-5670

## Traffic Counts



|   |  |   |  |  |
|---|--|---|--|--|
| <b>Poplar Avenue</b> <span>1</span><br>Truse Pkwy<br>Year: 2022 31,827<br>Year: 2021 55,279<br>Year: 2020 45,761      | <b>Sanderlin Avenue</b> <span>2</span><br>Jack Kramer Dr<br>Year: 2022 7,448<br>Year: 2014 10,279<br>Year: 2013 9,688    | <b>South White Station Road</b> <span>3</span><br>Poplar Ave<br>Year: 2022 17,603<br>Year: 2021 24,344<br>Year: 2020 20,152 | <b>Poplar Avenue</b> <span>4</span><br>Valleybrook Dr<br>Year: 2022 38,809<br>Year: 2021 48,802<br>Year: 2020 40,399 | <b>Colonial Road</b> <span>5</span><br>Audubon View Cir<br>Year: 2022 5,932<br>Year: 2021 5,368<br>Year: 2020 4,886  |
| <b>Estate Drive</b> <span>6</span><br>Wrens Roost Cir<br>Year: 2022 4,912<br>Year: 1993 17,463                        | <b>South Mendenhall Road</b> <span>7</span><br>Cole Rd<br>Year: 2022 13,912<br>Year: 2021 20,398<br>Year: 2020 16,886    | <b>Cole Road</b> <span>8</span><br>Saint Nick Dr<br>Year: 2022 1,727<br>Year: 2021 2,358<br>Year: 2020 1,952                | <b>Colonial Road</b> <span>9</span><br>Wellington Cove<br>Year: 2022 1,182<br>Year: 2021 2,627<br>Year: 2020 2,033   | <b>South Yates Road</b> <span>10</span><br>Yates Cove<br>Year: 2022 6,631<br>Year: 2014 10,159<br>Year: 2013 9,787   |
| <b>SANDERLIN AVE.</b> <span>11</span><br>Jack Kramer Dr<br>Year: 2021 11,864<br>Year: 2020 9,821<br>Year: 2019 10,791 | <b>WHITE STATION RD.</b> <span>12</span><br>Brantford Ave<br>Year: 2021 49,626<br>Year: 2020 41,081<br>Year: 2019 45,136 | <b>ESTATE DR.</b> <span>13</span><br>Welchshire Ave<br>Year: 2021 10,623<br>Year: 2020 8,794<br>Year: 2019 6,366            | <b>YATES RD.</b> <span>14</span><br>Yates Cove<br>Year: 2021 14,350<br>Year: 2020 11,879<br>Year: 2019 12,617        | <b>Poplar Ave</b> <span>15</span><br>E Brookhaven Cir<br>Year: 2014 35,656<br>Year: 2013 34,153<br>Year: 2012 33,190 |
| <b>Colonial Rd</b> <span>16</span><br>Whitehall Cove<br>Year: 2014 1,874<br>Year: 2013 1,853<br>Year: 2012 1,944      | <b>Poplar Ave</b> <span>17</span><br>Pelham Cir<br>Year: 1999 38,770<br>Year: 1995 41,957                                |   |  |  |



**Eric Fuhrman, CCIM**  
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 901-262-2055



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## 688 W Brookhaven Cir

688 W Brookhaven Cir  
Memphis, TN 38117

Owner

Tenant

Class C

Building Size 1,651 SF

Year Built 1952

## Office For Lease

|                |                   |
|----------------|-------------------|
| Floor/Suite    | Suite 101         |
| Available SF   | 1,400 SF          |
| Lease Rate     | \$30.00 Annual/SF |
| Lease Type     | Modified Gross    |
| Date Available | Now               |
| Expenses       |                   |
| TI Allowance   |                   |

Crye-Leike Commercial - Eric Fuhrman, CCIM - 901-758-5670 - eric.fuhrman@crye-leike.com

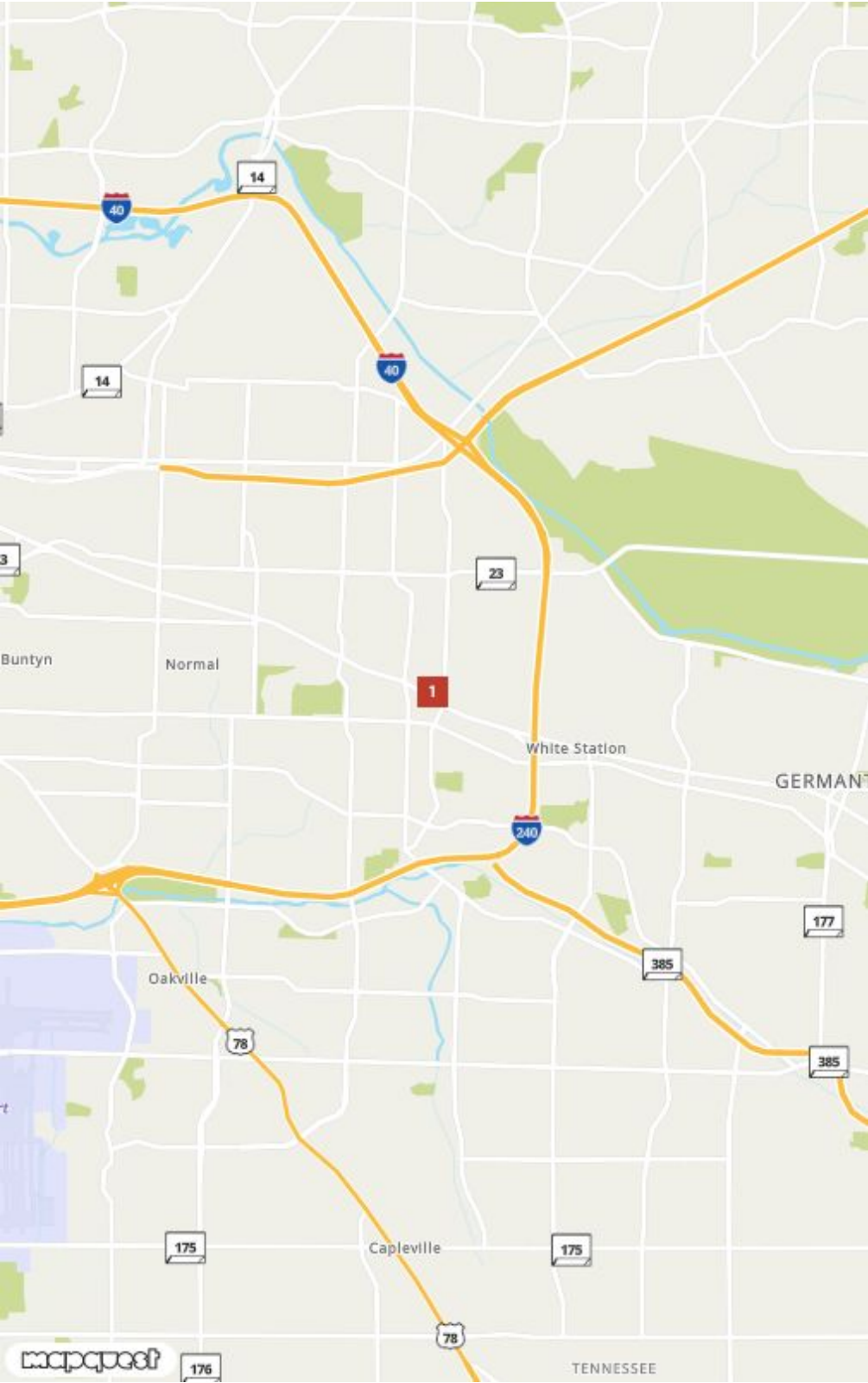
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|   | Address              | Status           | Floor/Suite | Land       | Building SF | Available SF | Price             |
|---|----------------------|------------------|-------------|------------|-------------|--------------|-------------------|
| 1 | 688 W Brookhaven Cir | Office For Lease | Suite 101   | 0.27 Acres | 1,651 SF    | 1,400 SF     | \$30.00 Annual/SF |



# Report for 688 W Brookhaven ...



1



688 W Brookhaven Cir  
Memphis, TN 38117



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# 688 W Brookhaven Cir



Crye-Leike Commercial 6525 Quail Hollow Memphis, TN 38120 | 901-758-5670



# 688 W Brookhaven Cir

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Memphis, TN 38117



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