



FOR LEASE

# One Commerce Square Retail Space

61 S. Second Street / Memphis, TN  
Downtown Submarket



EXCELLENT DOWNTOWN LOCATION

## 2,482 SF Available

### Property Highlights

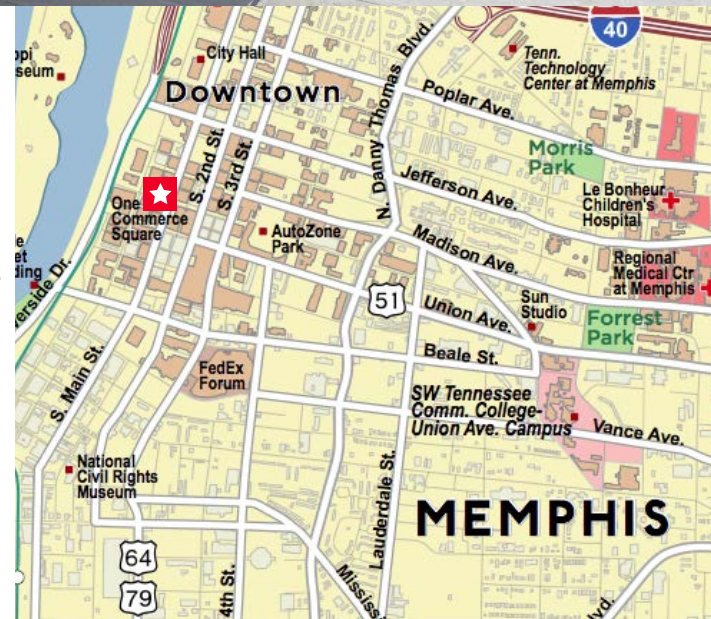
- Unique retail opportunity
- Landmark Downtown office building
- Prominent exterior signage opportunity
- Located at the intersection of Second Street and Union
- Avenue at high visibility corner
- High foot traffic with more than 1,500 building employees
- Traffic count: 8,044 cars per day

### Downtown Demographics

Residential Population	23,800
Students	12,800
Employees	58,800
Average HHI	\$58,700
38103 Retail Sales	\$241 MM

### Carson Claybrook

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