

Memphis, TN

Memphis is located in the southwestern corner of the State of Tennessee. As the 19th largest city in the United States, Memphis serves as the center of commerce for the Mid-South region. Its location on the east bank of the Mississippi River provides excellent transportation and logistic resources including water, air, road/rail transportation, and telecommunications making Memphis a major center for trade and distribution. Due to these resources, Memphis is well-known as the "America's Distribution Center."

Population

Memphis Metro: 1.382 Million

▲ 4.6% (2009)

Source: STDB Online

Unemployment Rate

Memphis Metro: 10.4% ▼

United States: 9.7% ▼

Tennessee: 10.5% ▼

Source: U.S. Department of Labor

Avg. Household Income

Memphis Metro: \$51,618

United States: \$54,442

Tennessee: \$47,294

Source: STDB Online

Metro Area Vital Signs



Inventory	49.4 M SF	↑
Vacancy Rate	12.5%	↔
Rental Rate Per SF	\$16.58	↓
Annual Absorption	-30.9K SF	↓
Average Op. Expense/SF	\$8.50	↑
Cap Rate – Class A	8.0%	↔
Cap Rate – Class B	9.0%	↔

Inventory	95.7K	↔
Vacancy Rate	9.9%	↔
Average Monthly Rent	\$715	↑
Annual Absorption	300 Units	↑
Operating Expense	45.0%	↔
Cap Rate – Class A	7.0%	↓
Cap Rate – Class B	7.75%	↓



Inventory	76.9 M SF	↑
Vacancy Rate	9.3%	↑
Avg. Rental Rate Per SF	\$10.27 Net	↓
Annual Absorption	245 K SF	↓
Average Op. Expense/SF	\$4.75	↔
Cap Rate – Class A	8.0%	↔
Cap Rate – Class B	9.5%	↔

Inventory	205.8 M SF	↑
Vacancy Rate	15.1%	↑
Rental Rate Per SF	\$2.82	↔
Annual Absorption Rate	-390 K SF	↑
Cap Rate – Class A	8.0%	↔
Cap Rate – Class B	9.0%	↔



Demographics

Office

Multi-Family

Retail

Industrial

For more information contact:

J. Walter Allen, MAI, MRICS
Managing Director

Integra Realty Resources - Memphis

700 Colonial Road, Suite 102

Memphis, TN 38117

P: 901-866-4934 Ext 226 F: 901-767-4918

Email: wallen@irr.com