

## PROJECT HIGHLIGHTS

- Located in one of the fastest growing and most affluent submarkets in the Memphis MSA
- Kroger expanding from 45,000 SF to 86,000 SF driven by strong historical sales and rapid surrounding population growth
- Exceptional accessibility with frontage on US Hwy 64 20,000 VPD and convenient access to I 40 with 94,000 VPD
- Demographics continue to strengthen with 31 percent population growth since 2010 and average household income of \$95,411 within five miles

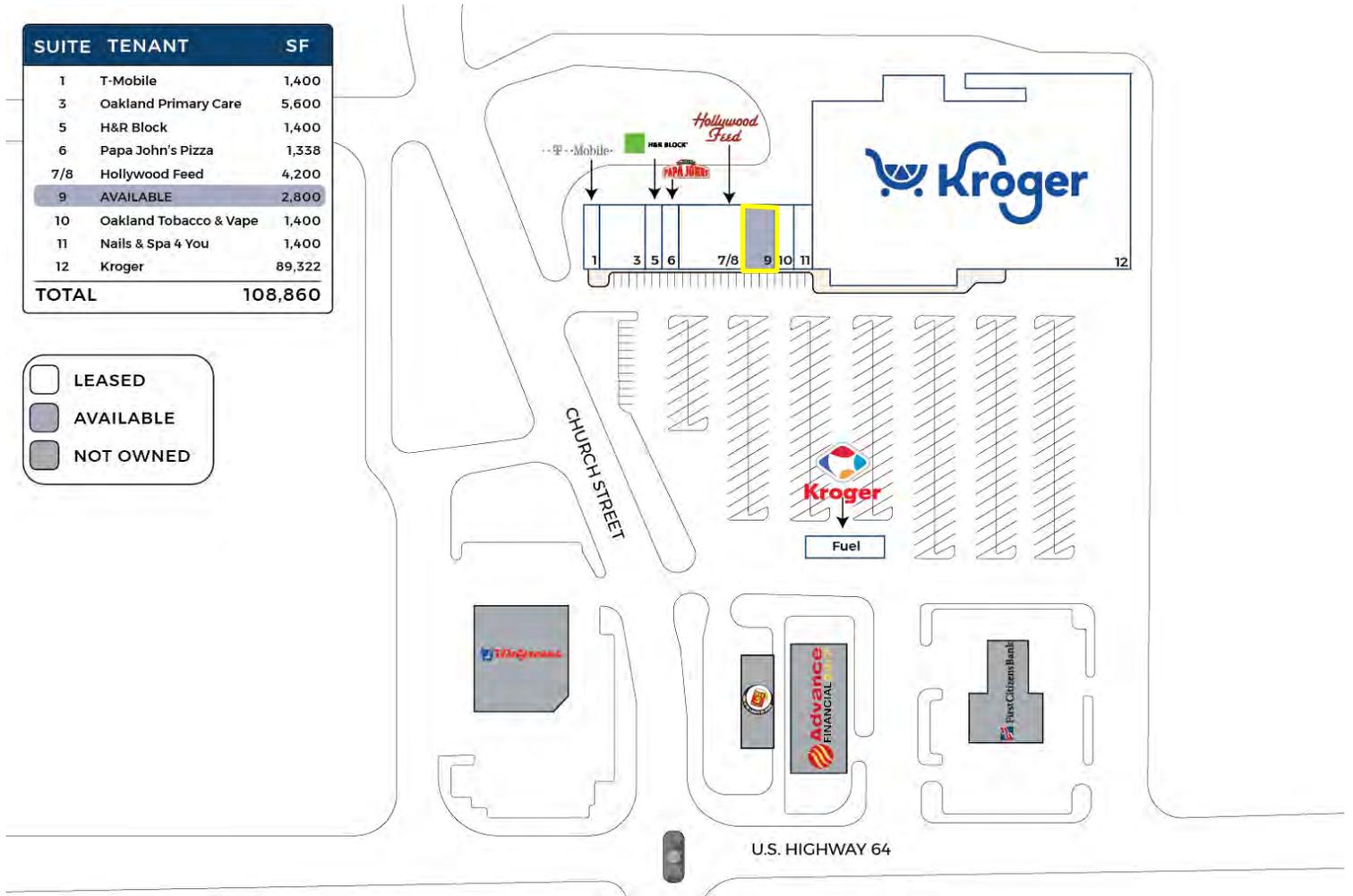


TRAFFIC COUNTS  
20,000 VPD –Hwy 64

	1-Mile	3-Mile	5-Mile
Total Population:	4,239	11,891	16,525
Total Households:	1,702	4,710	6,496
Avg. HH Income:	\$89,654	\$91,413	\$95,411

SUITE	TENANT	SF
1	T-Mobile	1,400
3	Oakland Primary Care	5,600
5	H&R Block	1,400
6	Papa John's Pizza	1,338
7/8	Hollywood Feed	4,200
9	AVAILABLE	2,800
10	Oakland Tobacco & Vape	1,400
11	Nails & Spa 4 You	1,400
12	Kroger	89,322
<b>TOTAL</b>		<b>108,860</b>

- LEASED
- AVAILABLE
- NOT OWNED



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