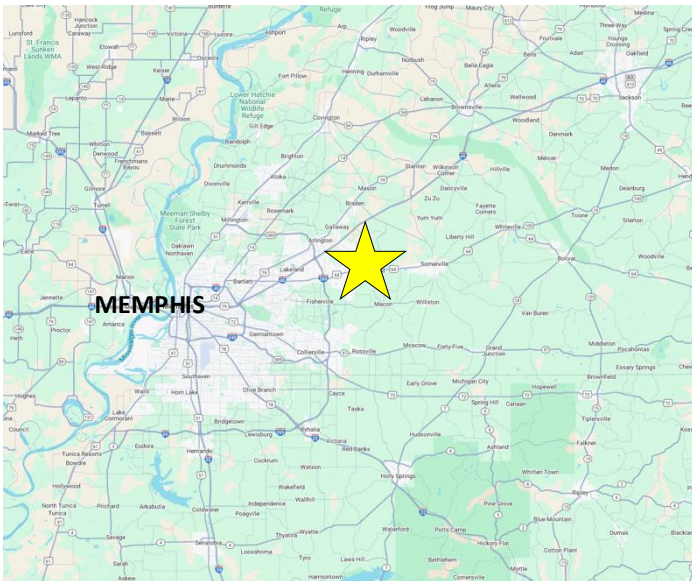




## PROJECT HIGHLIGHTS

- 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

Total Population:

Total Households:

Avg. HH Income:

1-Mile

3-Mile

5-Mile

4,239

11,891

16,525

1,702

4,710

6,496

\$89,654

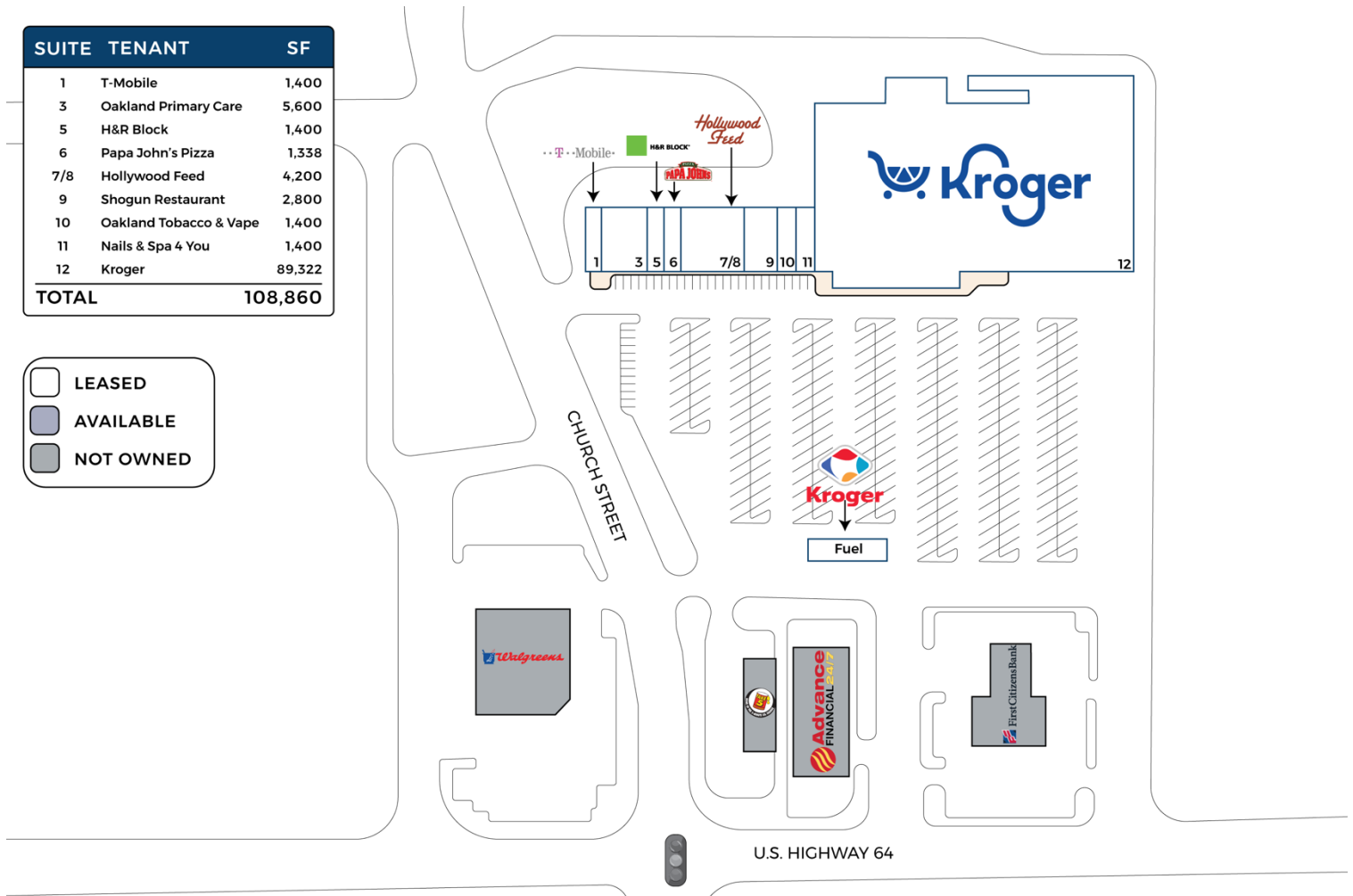
\$91,413

\$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     | Shogun Restaurant      | 2,800   |
| 10    | Oakland Tobacco & Vape | 1,400   |
| 11    | Nails & Spa 4 You      | 1,400   |
| 12    | Kroger                 | 89,322  |
| TOTAL |                        | 108,860 |

|                          |           |
|--------------------------|-----------|
| <input type="checkbox"/> | LEASED    |
| <input type="checkbox"/> | AVAILABLE |
| <input type="checkbox"/> | NOT OWNED |



LEASING INFORMATION: Reid Mason | 404.418.7476 | [reid@sullivanwickley.com](mailto:reid@sullivanwickley.com)

Max Muenchen | 404.576.2334 | [max@sullivanwickley.com](mailto:max@sullivanwickley.com)

[www.SullivanWickley.com](http://www.SullivanWickley.com)



