

# Arlington is booming!!



AIRLINE RD and  
MILTON WILSON BLVD



ARLINGTON, TENNESSEE

Leasing Brokers:



Brown Gill  
901.483.9974  
brown@gillprop.com



Emily Vanasek  
901.355.4822  
emily@gillprop.com

**GILL**  
PROPERTIES

6815 Poplar Ave., Suite 110  
Germantown, TN 38138  
901.758.1100



## Providence Place New Mixed-Use Development

A long-planned slice of Arlington's biggest growth corridor is finally moving from concept to construction. A \$35 million phase of Providence Place, the mixed-use project north of Interstate 40, is slated to break ground in March and is expected to bring new retail, housing, and commercial space to the area.

# Welcome to Providence Place

LOCATED IN THE HEART OF ARLINGTON, TENNESSEE

The common open spaces within Providence Place are scattered throughout the property but connected through pedestrian greenways, with the largest open space being located adjacent to the western boundary of the site. This common open space features amenities such as a lake, walking trails, a community garden, and a dog park. A second open space serves as an East/West pedestrian corridor between the Mixed-Use Village Center in Area 1 and the office, retail, and residential uses on the eastern portion of the site. Finally, streetscapes with street trees help promote a pedestrian scale while buffers on the east and south boundaries screen adjacent uses.



# The Project

A Development by Regency Homebuilders

- ◆ SIZE: 45 Acres
- ◆ RESIDENTIAL: Single Family and 97 Loft Units
- ◆ COMMERCIAL OPPORTUNITIES: Hotel, Medical, Restaurants & Retail
- ◆ LOCATION: SE Airline Rd and Milton Wilson Blvd
- ◆ COMPLETION DATE: 2027



## Demographics

	1 MILE	3 MILE	5 MILE	10 MILE
POPULATION	4,987	16,242	24,924	120,112
HOUSEHOLDS	1,577	5,107	8,104	43,883
HH INCOME	\$140,474	\$145,385	\$148,739	\$123,222



## Traffic

MILTON WILSON BLVD	7,380+
AIRLINE RD	20,670+
I-40	59,052+
385	21,000+

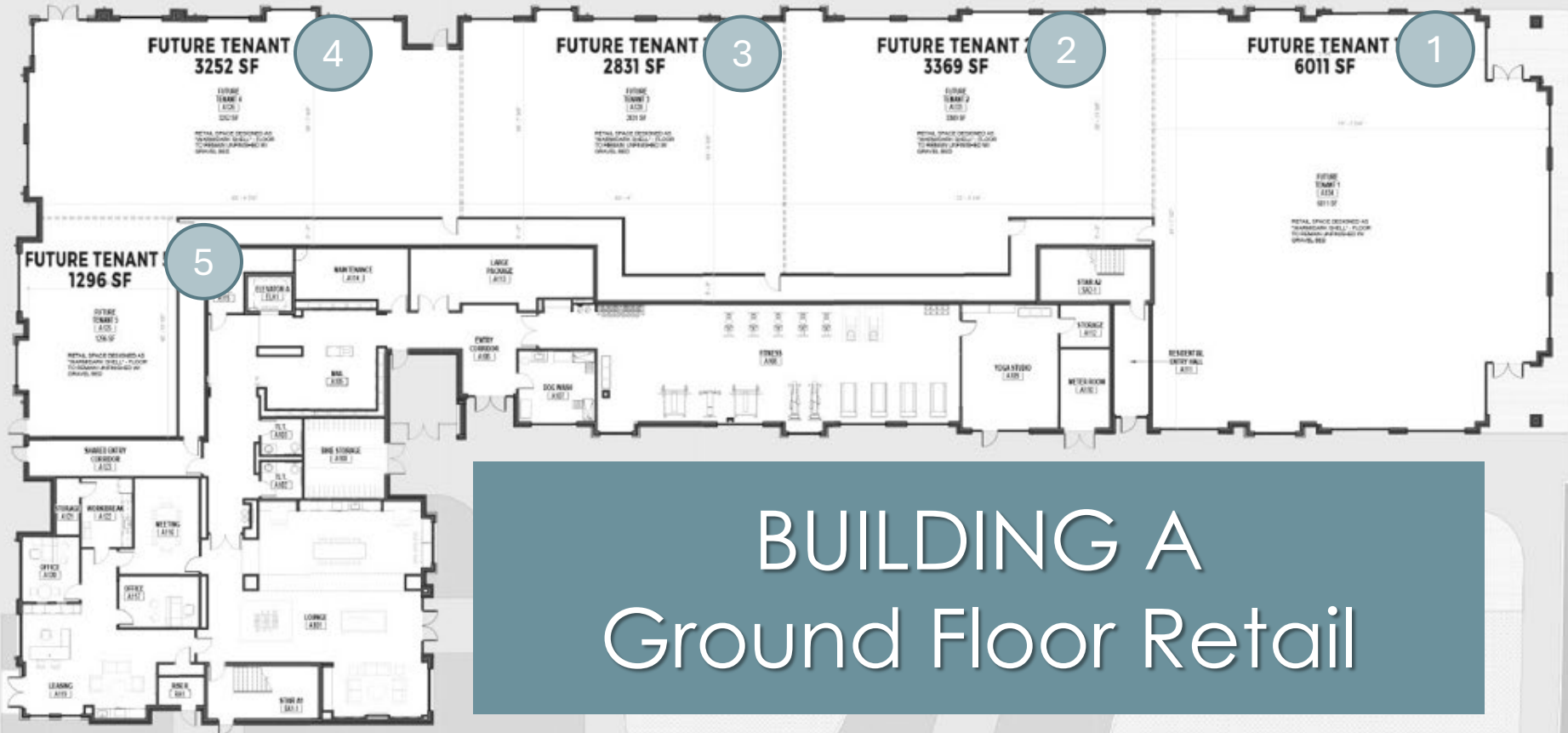


# NOW LEASING

## Retail Suites

Available

SUITE #	SIZE
1	6,011 SF
2	3,369 SF
3	2,831 SF
4	3,252 SF
5	1,296 SF



# BUILDING A Ground Floor Retail

Flexible Suite Sizes

# SITE PLAN

# Providence Place

GROUND FLOOR  
RETAIL SUITES  
BUILDING A

MILTON WILSON BLVD



Arlington's New  
Walkable Community

## FOR MORE INFORMATION:

Brown Gill  
901.483.9974

[brown@gillprop.com](mailto:brown@gillprop.com)

Emily Vanasek  
901.355.4822

[emily@gillprop.com](mailto:emily@gillprop.com)

# The Town of Arlington

## DEMOGRAPHICS

Located at the crossroads of I-40 and SR-385, **ARLINGTON** is the 2nd fastest growing community in Tennessee with a population increase of 300% from 2000 to 2014.

- ✓ Population of Nearly 14,000
- ✓ Median Age: 33.1
- ✓ Median Household Income: \$101,412.00
- ✓ 75% of Adults Hold a Post-Secondary Degree

## LIVABILITY

With multiple existing single-family subdivisions; 7 single-family subdivisions currently under construction; and its own school district, **ARLINGTON** is the perfect place for families of all sizes.

- ✓ Lowest Property Tax in Shelby County at \$1.37 per \$100 of Assessed Value
- ✓ One of the Top 5 School Districts in Tennessee
- ✓ 68+ Acres of Parks
- ✓ 97 Executive Lofts Planned

## ECONOMIC DEVELOPMENT

**ARLINGTON** is located just 17 miles from the Memphis Mega Site on I-40 and 30 miles from Memphis International Airport, making it the perfect location for development.

- ✓ \$177M in Demand Potential for Retail, Food, and Drink Industries
- ✓ Major National and International Employers
- ✓ 155,862sf of Commercial/Industrial Development Recently Completed or Under Construction
- ✓ 204,860sf of New Retail Construction Under Review

