



NOW LEASING | RETAIL SPACE AVAILABLE



# WOLF RIVER CENTER

7910-7938 WOLF RIVER BLVD, GERMANTOWN, TN 38138

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## PROJECT SUMMARY

Wolf River Center is strategically located on Wolf River Blvd. just east of S. Germantown Road in the heart of the Medical District of Germantown, Tennessee, the most affluent suburb in the Memphis MSA and the larger Mid-South and features ample parking and direct traffic signal access from the property to Wolf River Blvd.

Tenant mix includes Pro Health, Charles Schwab, and Germantown Advanced Dentistry.

### AVAILABLE

7918 Wolf River Blvd - 3,023 SF

Total Shopping Center GLA: 12,552 SF

### RATES | NNN

Base Rent - \$27.00 PSF

Operating Expenses - To Be Determined



### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,497	53,875	155,742
Average HH Income	\$132,568	\$133,833	\$114,768
Average Age	45	42	40
Daytime Population	5,284	39,396	117,006

Demographic & Traffic Count Information Provided by Costar and SitesUSA

### TRAFFIC COUNTS

21,468 VPD  
WOLF RIVER BLVD

50,635 VPD  
S. GERMANTOWN RD

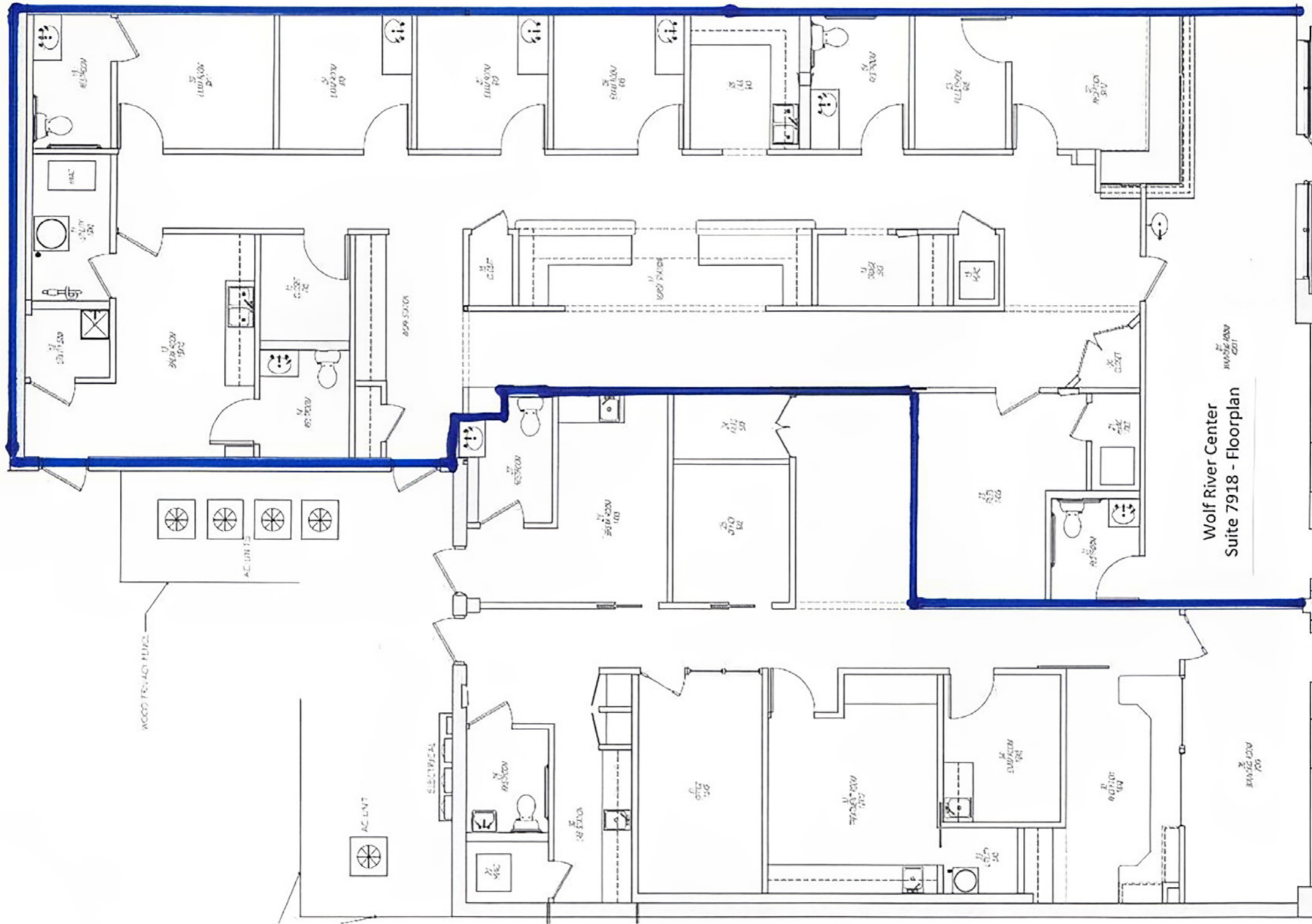
### AREA BUSINESSES



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## AVAILABLE FLOOR PLAN



# WOLF RIVER CENTER

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## ADDITIONAL PHOTOS



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AERIAL

