



Accelerating success.

# Carriage Crossing Marketplace

up to 9,375+/- SF  
Available for Lease

Outparcels  
Also  
Available

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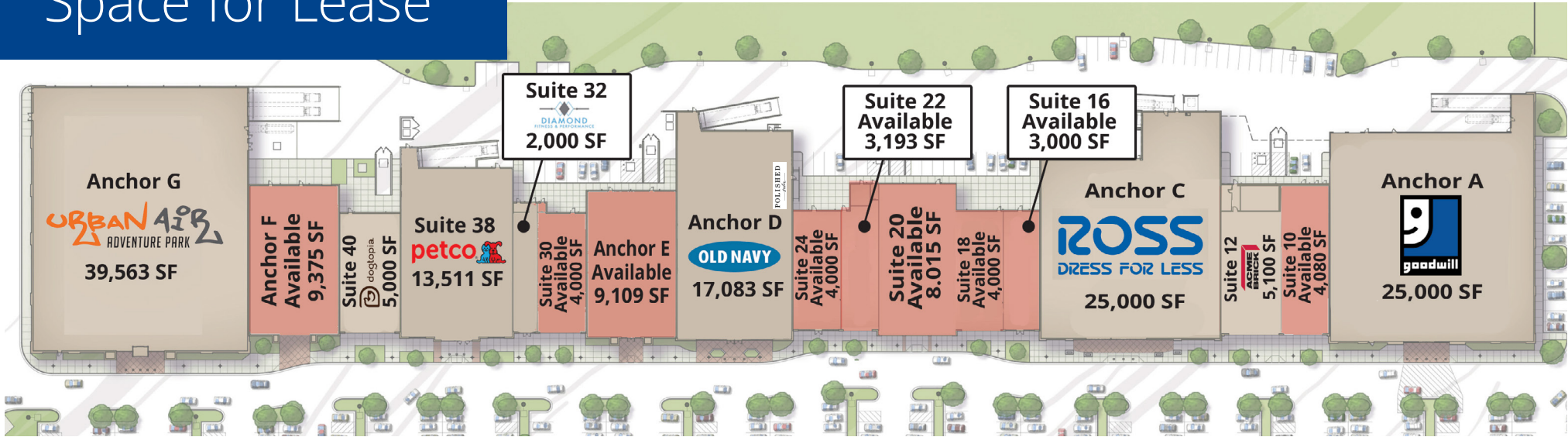
## 10327 East Shelby Drive Collierville, Tennessee 38017

### Availabilities for 3000 SF – 9,375 SF

Spaces available for immediate occupancy in the Carriage Crossing Marketplace, an 198,000 square foot power center with major and mid-size boxes, shop space and available outparcels. The Center is strategically positioned across from The Shops at Carriage Crossing, an 800,000 square foot lifestyle center development. Five outparcels, zoned SCC (shopping center commercial), fronting E. Shelby Drive are available, ranging from 0.641 to 14 acres. Located at the intersection of Bill Morris (Nonconnah) Parkway and Houston Levee Road, the center is easily accessible from major interstates and highways. Some tenants include: Urban Air, Party Works, Petco, Old Navy, and Ross Dress for Less.

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# Space for Lease



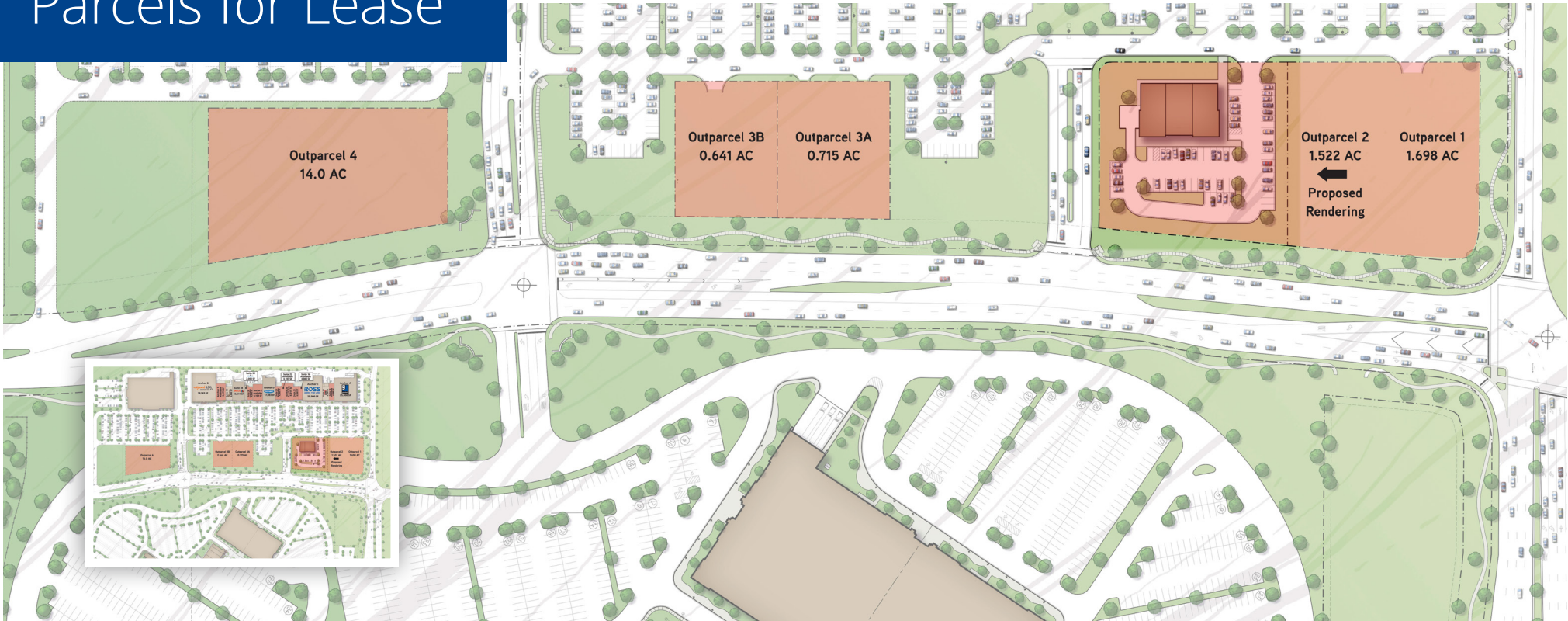
## Availabilities & Tenants

Suite Name or #	SF	Tenant
Anchor G	39,563 SF	Urban Air Adventure Park
Anchor F	9,375 SF	Available
Suite 40	5,000 SF	Dogtopia of Carriage Crossing
Suite 38	13,511 SF	Petco
Suite 32	2,000 SF	Diamond Fitness & Performance
Suite 30	4,000 SF	Available
Anchor E	9,109 SF	Available
Anchor D	17,083 SF	Old Navy
Suite 24	4,000 SF	Available
Suite 22	3,193 SF	Available
Suite 20	8,015 SF	Available
Suite 18	4,000 SF	Available
Suite 16	3,000 SF	Available
Anchor C	25,000 SF	Ross Dress for Less
Suite 12	5,100 SF	Acme Brick
Suite 10	4,080 SF	Available
Anchor A	25,000 SF	Goodwill

## Aerial (Arrow Indicates Carriage Crossing Marketplace)



# Parcels for Lease



## Available Parcels

## Aerial (Arrow Indicates Available Parcels)

Parcel #	AC
1	1.698 AC
2	1.522 AC
3A	0.715 AC
3B	0.641 AC
4	14.0 AC



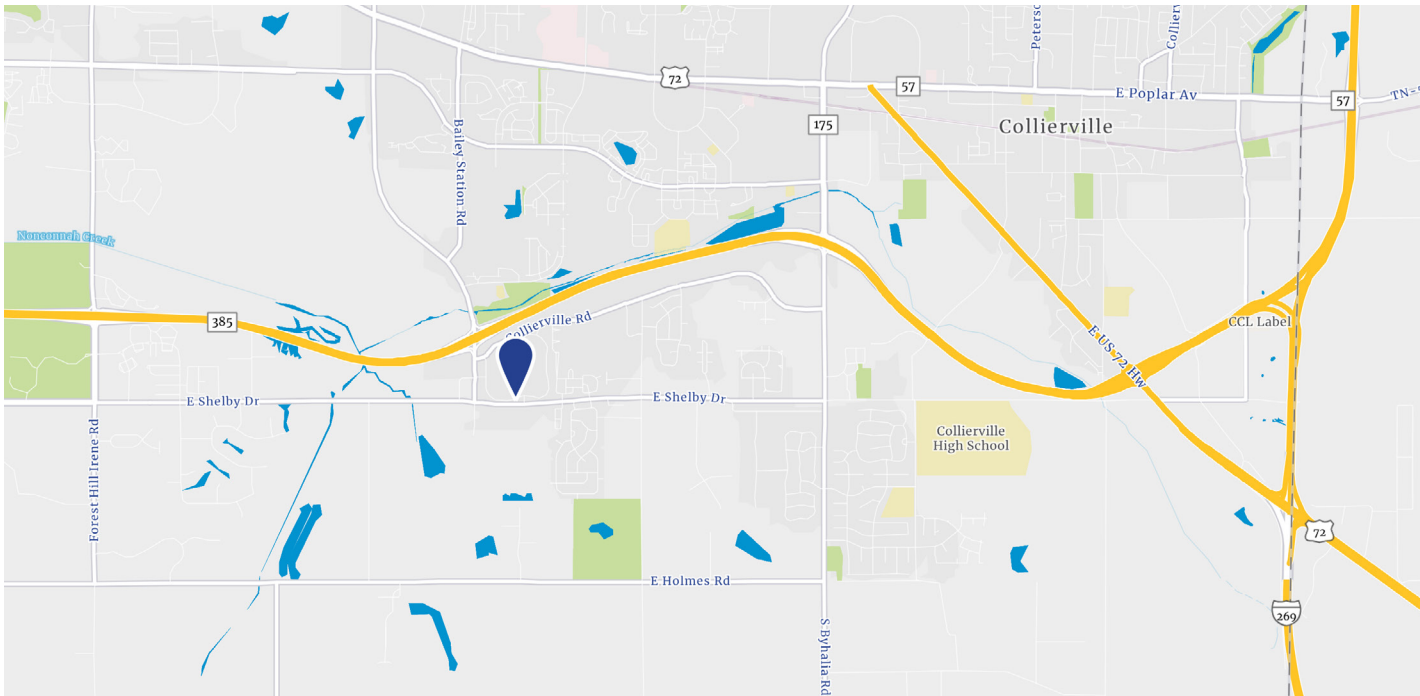
# For Lease

## Property Features

10327 East Shelby Drive Collierville, Tennessee	
Total Building SF	198,000+/- SF
Availabilities	3000 - 9,375 SF
Outparcels available	5 Outparcels - 0.641 - 14 AC
Zoning	SCC
Across the street from The Shops of Carriage Crossing	
Easily accessible from I-240	

## 2020 Demographic & Income Profile

	5 Miles	7 Miles	10 Miles
Population	150,741	254,570	254,570
Households	56,373	95,039	95,039
Average HH Income	\$83,384	\$93,085	\$93,085



## Traffic Counts



Shelby Dr.  
**19,899**  
 VPD

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