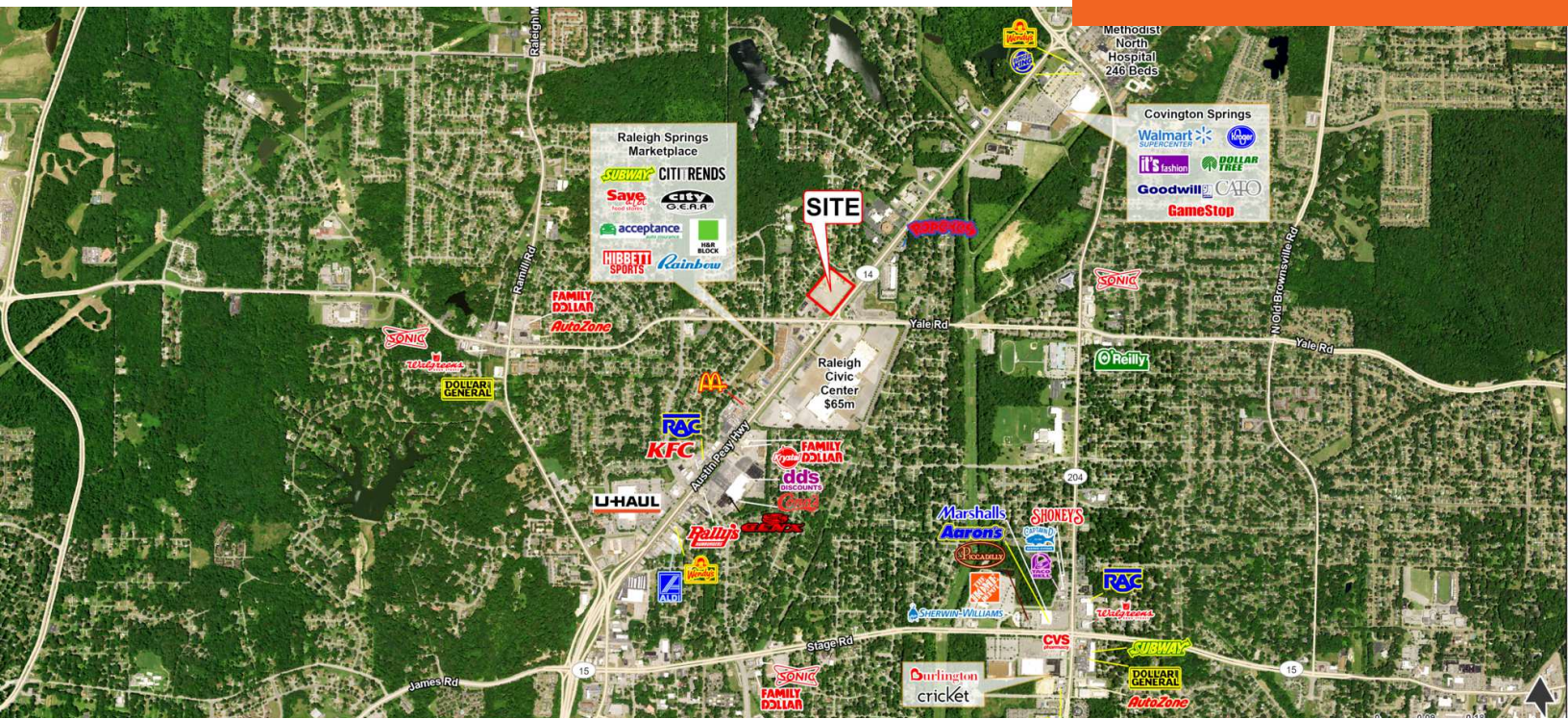


# MARKETPLACE AT RALEIGH

3545 AUSTIN PEAY, MEMPHIS, TN 38128

**FOR SALE  
& LEASE**




## LOCATION DESCRIPTION

New development across from the new \$65 million Raleigh Civic Center and just a few minutes south of Methodist North Hospital

## PROPERTY HIGHLIGHTS

- One 1.5 acre parcel available for For Sale or Ground Lease
- Located a short distance to Nike North America Logistics Campus (2,600+ employees) and an Amazon Fulfillment Center (2,000+ employees)
- Area Retailers: Walmart, Save A Lot, Dollar Tree, dd's Discounts, Citi Trends, Hibbett Sports, Aldi, Rainbow, Popeye's, McDonald's and more
- High Traffic Counts (AADT): Austin Peay 23,170 and Yale Rd 12,821



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	8,810	62,822	155,288
Daytime Population	7,890	52,825	133,769
Households	3,250	23,804	58,539
Average HH Income	\$85,799	\$76,433	\$75,889



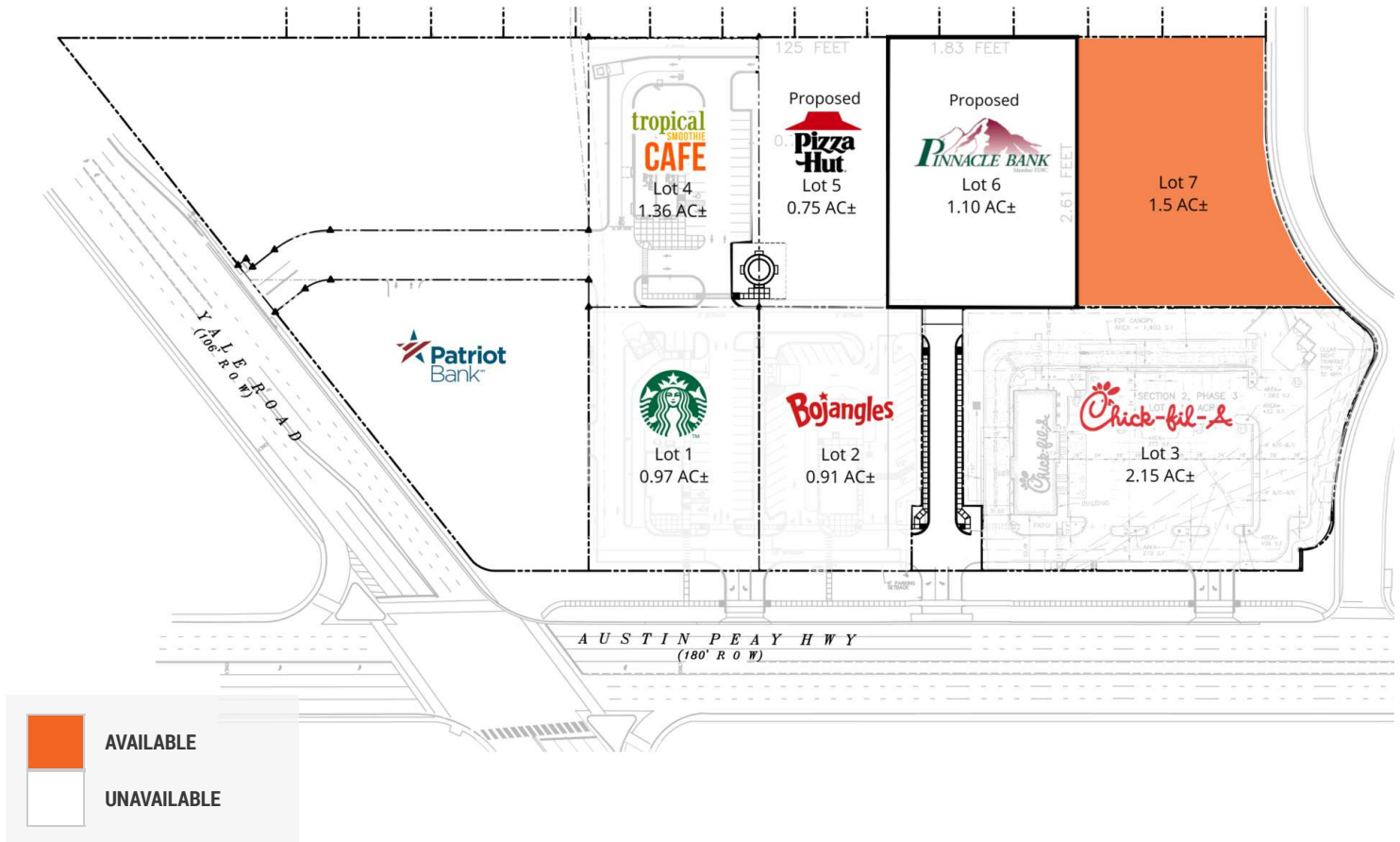
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LOT	TENANT NAME	SIZE
Lot 1	Starbucks	0.97 Acres
Lot 2	Bojangles	0.91 Acres
Lot 3	Chick-fil-A	2.15 Acres
Lot 4	Tropical Smoothie	1.35 Acres
Lot 5	Proposed Pizza Hut	0.75 Acres
Lot 6	Proposed Pinnacle Bank	1.1 Acres
Lot 7	Available	1.5 Acres



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