THE SHOPS AT
CARRIAGE CROSSING

LEASING OPPORTUNITIES

COLLIERVILLE, TN (MEMPHIS MSA)

OWNED AND MANAGED BY EDWARDS REALTY COMPANY

CORE ACQUISITIONS

CARRIAGE CROSSING IS...

AFFLUENT

The median home value in the Town of Collierville is **$517,500** (Redfin, 2023), the median household income is **$120,000** (U.S. Census, 2021) and **20% of shoppers** at Carriage Crossing have a household income greater than **$150,000** (Placer.ai, 2023).

CENTRAL

Only a 28-minute drive to the center of downtown Memphis and 22 minutes to Memphis International Airport, Carriage Crossing is ideally located in the heart of the region.

CONNECTED

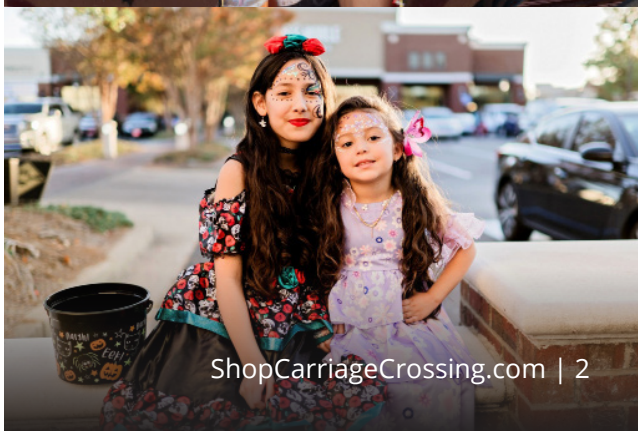
Carriage Crossing is strategically located along key regional arteries Rt. 385 (22,000 VPD), Houston Levee Rd. (12,000 VPD), E. Shelby Dr. (10,000 VPD) and I-269 (30,000 VPD), providing easy access for the area's affluent patrons.

ACTIVE

Carriage Crossing received **2.6M property visits** over the past 12 months, putting them in the **90th percentile** of both statewide and Memphis-metro-area shopping centers (Placer.ai). **3 hotels** are currently on-site and **2 more** are in development.

COMMUNITY

Carriage Crossing is home to a variety of community events for the town and surrounding area including a popular summer movie series, trick-or-treating and Frosty Fest, the kickoff to the holiday season. Our goal is to become the premier lifestyle center in Memphis.



COLLIERVILLE, TN

Collierville, TN, is straight out of a Hallmark movie, literally. Hallmark filmed scenes from its movie Wedding at Graceland (2019) in Collierville's Town Square, and when you visit, it's easy to see why! Just a short, 22-minute drive from Downtown Memphis, Collierville offers diverse shopping, delicious dining and distinct attractions.

2nd

Best Place to Live, Best Place to Raise a Family & Best Suburb for Young Professionals in the Memphis Area

Niche, 2023

1st

Collierville Schools Ranked Best School District in Tennessee

Niche, 2022

2nd

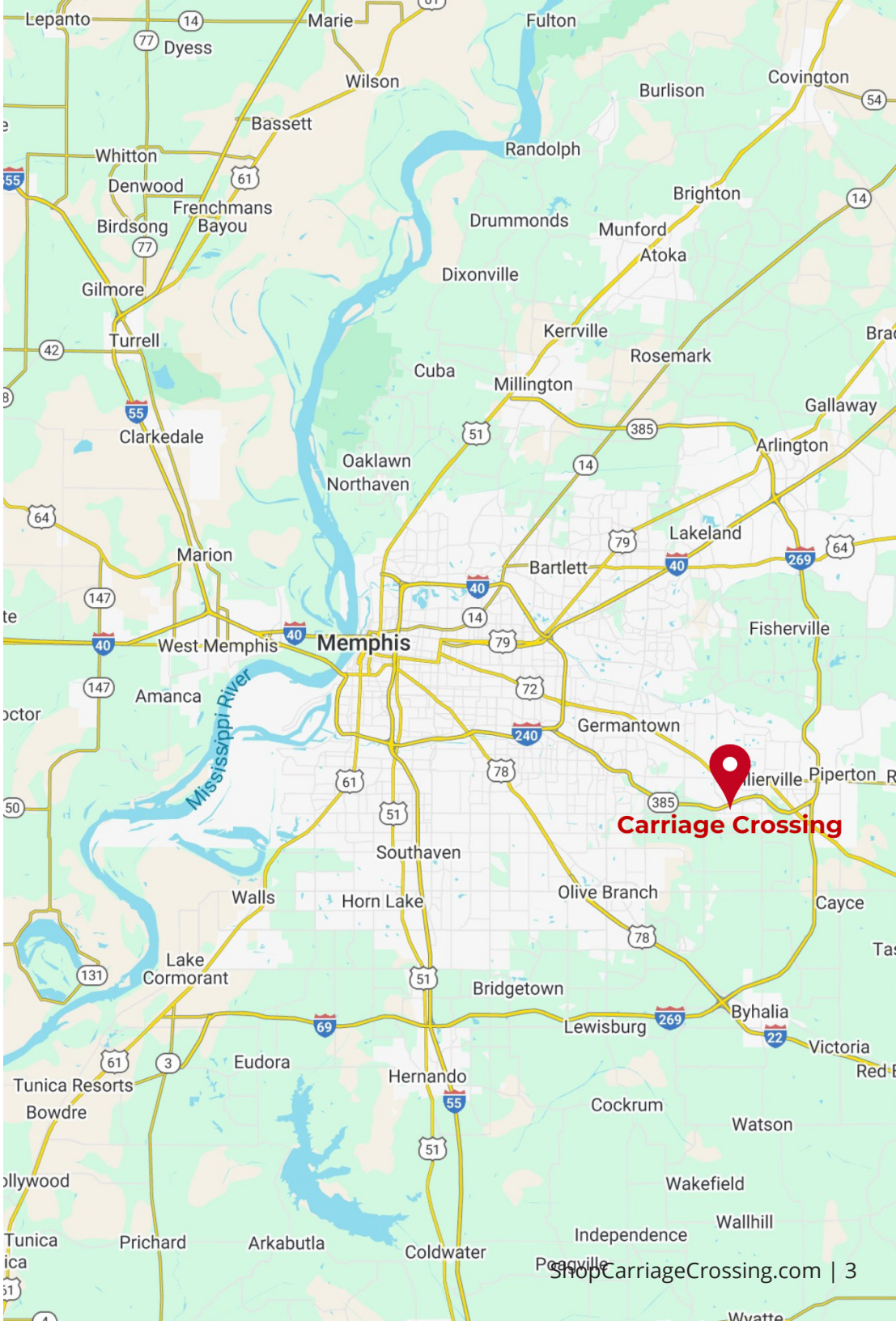
Safest Cities in Tennessee

BackgroundChecks.org, 2019

1st

Best Small Town in America

Parade Magazine, 2014



LIFE AT CARRIAGE CROSSING

THE SHOPS AT CARRIAGE CROSSING

FREE CARRIAGE RIDES

Carriage Crossing offers free carriage rides to customers every Saturday during the holiday shopping season.

MIDWEEK MOVIES

Throughout the summer & fall we show free movies on the center green with music, popcorn and themed activities.

FALL FESTIVAL

We kick off fall at Carriage Crossing with pumpkin crafts, music, carriage rides and other family-friendly entertainment.

FROSTY FEST

This annual holiday event includes photos with Santa, holiday characters, larger-than-life decorations and more festive fun.

SITE PLAN

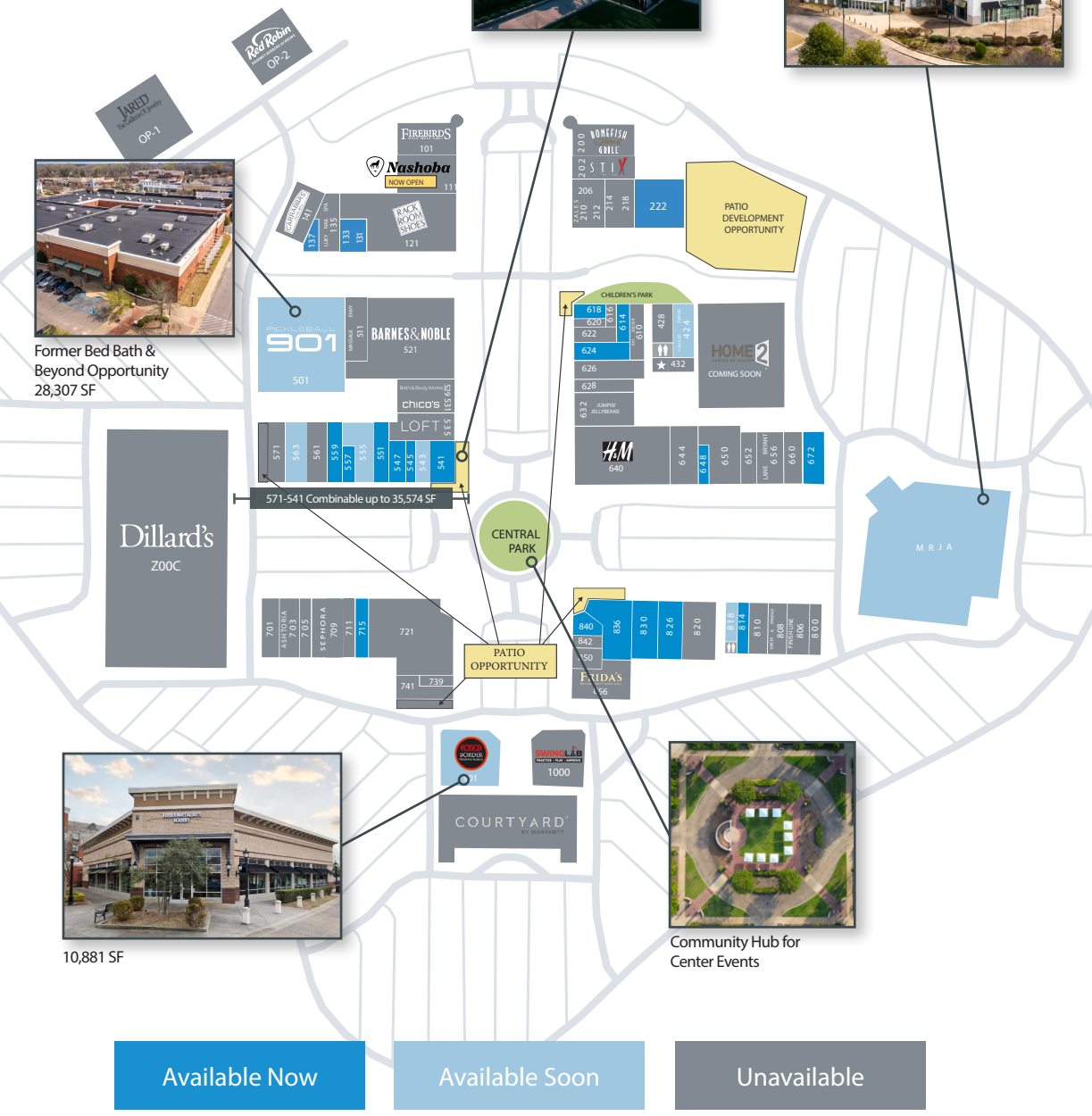
4,476 SF in Central Location
with Patio Opportunity.

Former Macy's Box Opportunity
Can be converted to office, medical,
entertainment, fitness, etc. 130,000 SF

Former Bed Bath &
Beyond Opportunity
28,307 SF

10,881 SF

Community Hub for
Center Events



Available Now | Available Soon | Unavailable

Suite	Tenant	SF
OP-1	Jared Jewelry	NAP
OP-2	Red Robin	NAP
101	Firebirds	7,056
111	Nashoba	10,084
121	Rack Room Shoes	15,460
131	Lease Pending	1,440
133	Available	1,440
135	Luxy Nail Salon	3,436
137	Available	1,046
141	Carrabba's	6,092
200	Bonefish Grill	6,000
202	Stix	4,482
206	Yankee Candle	1,540
210	Zales Jewelers	1,576
212	Nerd Alert	840
214	Nerd Alert	1,750
218	Wine Not	1,399
222	Build-to-Suit	7,502
424	College Station	4,000
428	The Song Shack	3,000
432	Management Office	2,400
501	Pickleball 901	28,307
511	Massage Envy	3,635
521	Barnes & Noble	25,322
529	Bath & Body Works	3,300
531	Chico's	2,850
535	LOFT	5,996
541	Available	4,476
543	Slimetastic	1,848
545	Available	1,793
547	Available	1,794
551	Available	2,824
555	Storage	5,296
557	Available	1,454
559	Available	3,299
561	Lease Pending	4,557
563	Collierville Taekwondo	4,751
571	Kabob G Restaurants	3,482
Z00C	Dillard's	NAP
610	901 Soccer	2,970
614	Build-to-Suit	1,525
616	SPCA Memphis	1,080

Suite	Tenant	SF
618	Lease Pending	1,408
620	Great American Cookies	1,281
622	Everlasting Bride	1,874
624	Available	3,679
626	L.Y.E. Academy	4,000
628	Build-A-Bear	2,625
632	Jumpin' Jellybeans	7,008
638	H&M	19,141
644	City Gear	6,038
648	Available	1,400
650	Savour Salon Suites	6,975
652	Flipping Out	3,000
656	Lane Bryant and Cacique	6,800
660	Indoor World	4,291
672	Available	2,527
MRJA	MidSouth Furniture	130,000
701	Chateau Ivory	2,571
703	Ashtoria Aesthetics	3,239
705	Clariti Eye Care	2,736
709	CSephora	5,380
711	Available	3,500
715	Available	1,200
721	Rhea Lana	19,383
739	Rolfe Customs	1,357
741	Mike's Hot Wings	4,070
800	Restaurant Space	2,724
806	Finish Line	4,293
808	Bricks & Minifigs	3,499
810	Tyler's Way Foundation	4,071
814	Available	1,438
818	Journeys	1,432
820	Available	6,329
826	Available	4,950
830	Available	6,049
836	Available	7,494
840	Available	1,849
842	Sunglass Hut	1,386
850	Kre8tions	1,878
856	Frida's Restaurante	7,383
901	Border Martial Arts	10,881
1000	Swing Lab	9,636
Courtyard by Marriott		NAP

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