



WINCHESTER COURT SHOPPING CENTER

RETAIL SPACE FOR LEASE
6740 WINCHESTER ROAD, MEMPHIS TN 38115

THE SPACE

Location	6740 Winchester Road Memphis, TN 38115
County	Shelby
APN	09-3500-0-0289C
Square Feet	23,904
Floor	1

Notes Former movie theater

HIGHLIGHTS

- Easy access and visibility from Highway 385, Kirby Parkway, and Winchester Road with a combined 176,276 vehicles per day.
- High density central location - 200,000+ people in a 5 mile radius.
- Strong complementary tenant mix of destination and necessity retailers.
- Major capital improvements including a new roof under warranty and a fully replaced parking lot in 2021.
- Repainted exterior of the building in 2021.
- Parking lot lighting has been upgraded to high-efficiency LED lights to reduce energy costs and boost safety and visibility.
- 24 Skycop monitored license plate reader security cameras throughout the property.
- High-visibility monument signs located along both Winchester Road and Kirby Parkway near the primary entrances.
- Responsive property management invested in the success of tenants at the shopping center.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
14,329	99,869	205,275

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$54,812	\$85,652	\$103,911

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,463	39,581	82,142

PROPERTY FEATURES

GLA (SF)	244,697
LAND ACRES	21.605
YEAR BUILT	1986
ZONING TYPE	CA
BUILDING CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	4
NUMBER OF PARKING SPACES	999

MECHANICAL

HVAC	Rooftop HVAC Units
ELECTRICAL / POWER	Separately Metered Tenants
LIGHTING	Fluorescent & Incandescent

CONSTRUCTION

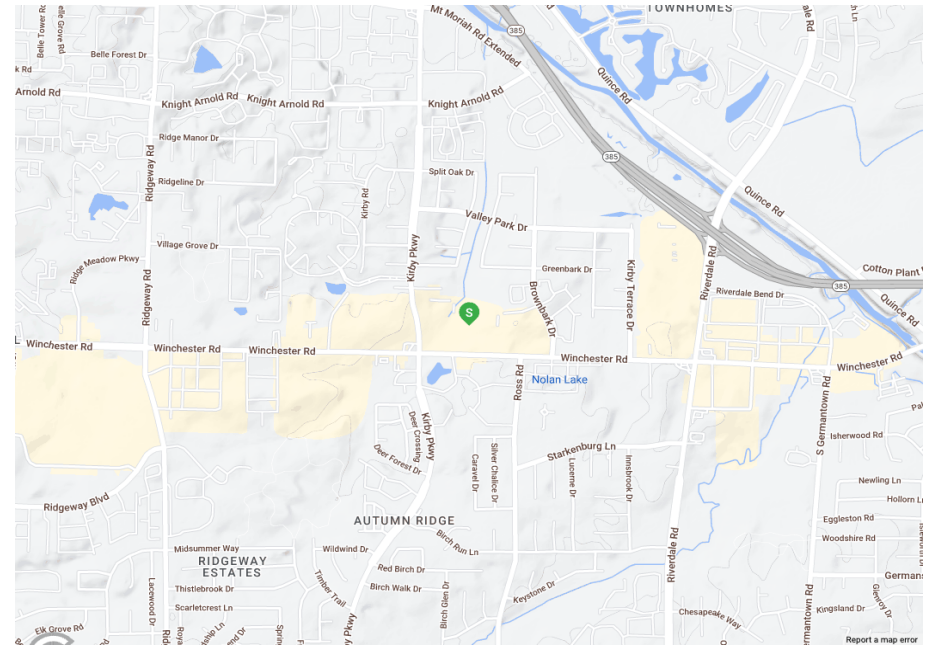
ROOF	Sealed Membrane - Replaced in 2016
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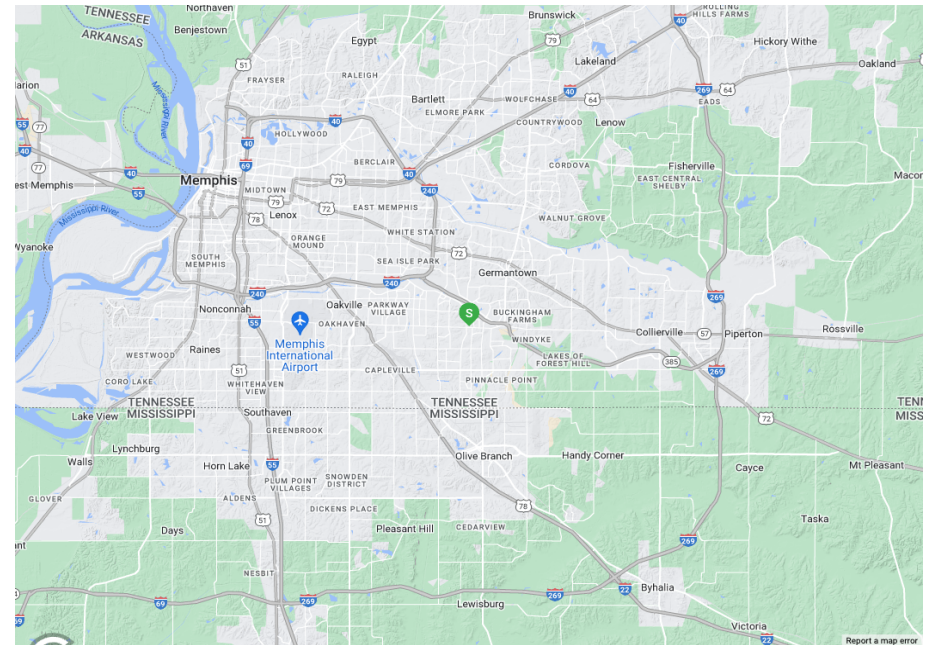
About Memphis, TN

- Memphis is a major logistics hub due to its central location and access to key transportation routes, including highways, railroads, and the Mississippi River.
- The Memphis area has a diverse economy with strong sectors in transportation, healthcare, and education. With major companies like FedEx, International Paper, and AutoZone headquartered in the city, Memphis offers a solid economic foundation and business opportunities.
- Memphis has a bustling retail environment with popular shopping districts like Overton Square, Cooper-Young Historic District, and the Wolfchase Galleria.
- Memphis is famous for Graceland, the home of Elvis Presley, the "King of Rock 'n' Roll." Graceland is one of the most visited private homes in the U.S. Besides Graceland, other landmarks include Sun Studio, where legendary artists like Elvis Presley and Jerry Lee Lewis recorded, and Stax Museum of American Soul Music, which celebrates soul music's legacy.
- With institutions like the University of Memphis and various research centers, the city is a hub for education and innovation. This environment can foster business growth and provide access to a skilled workforce. The University of Memphis is known for its strong programs in business, education, and the arts.
- Elon Musk is building the world's largest super computer in Memphis.
- Ford is building the largest car battery plant near Memphis.

Locator Map



Regional Map





[Report a map error](#)



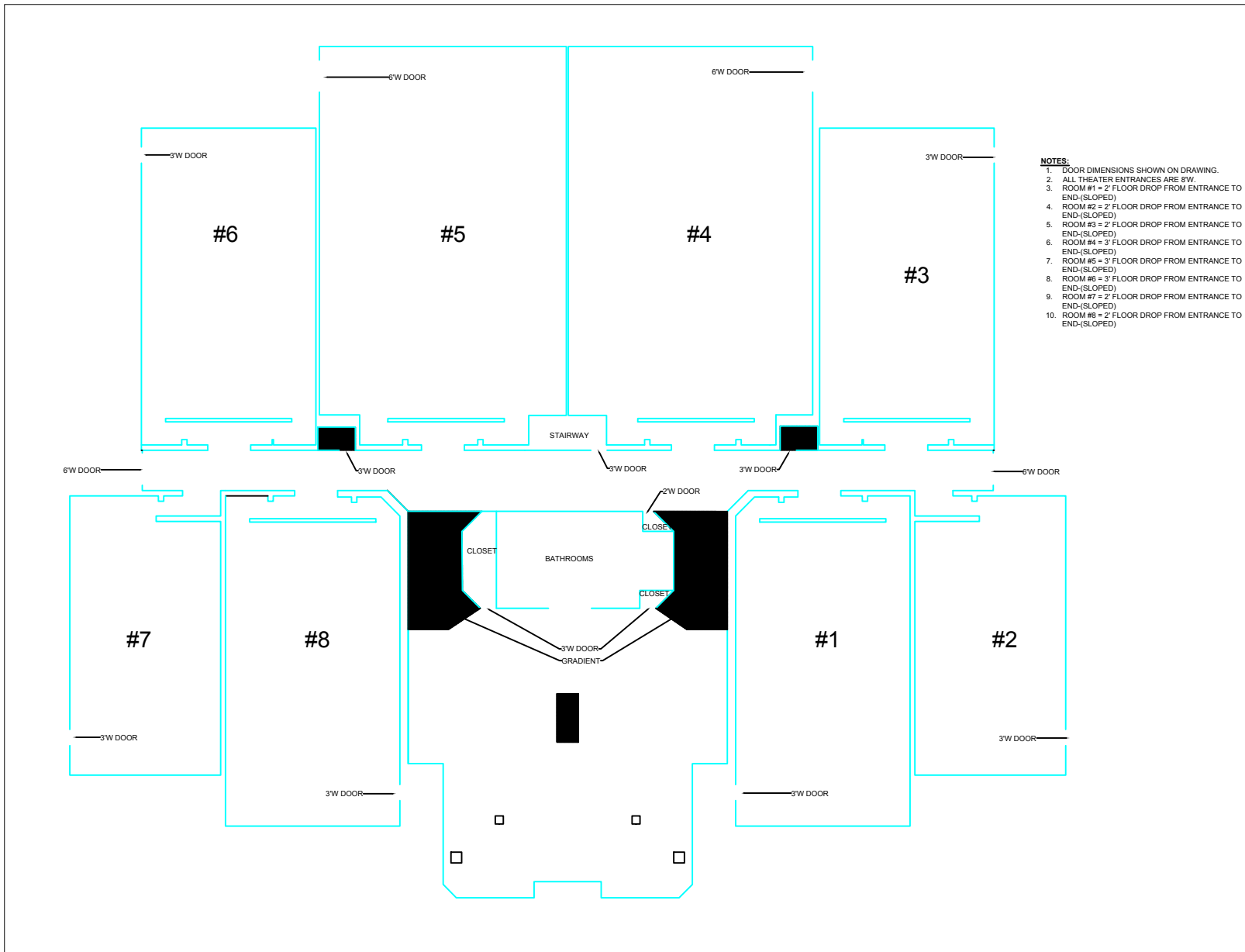
FIRST HORIZON

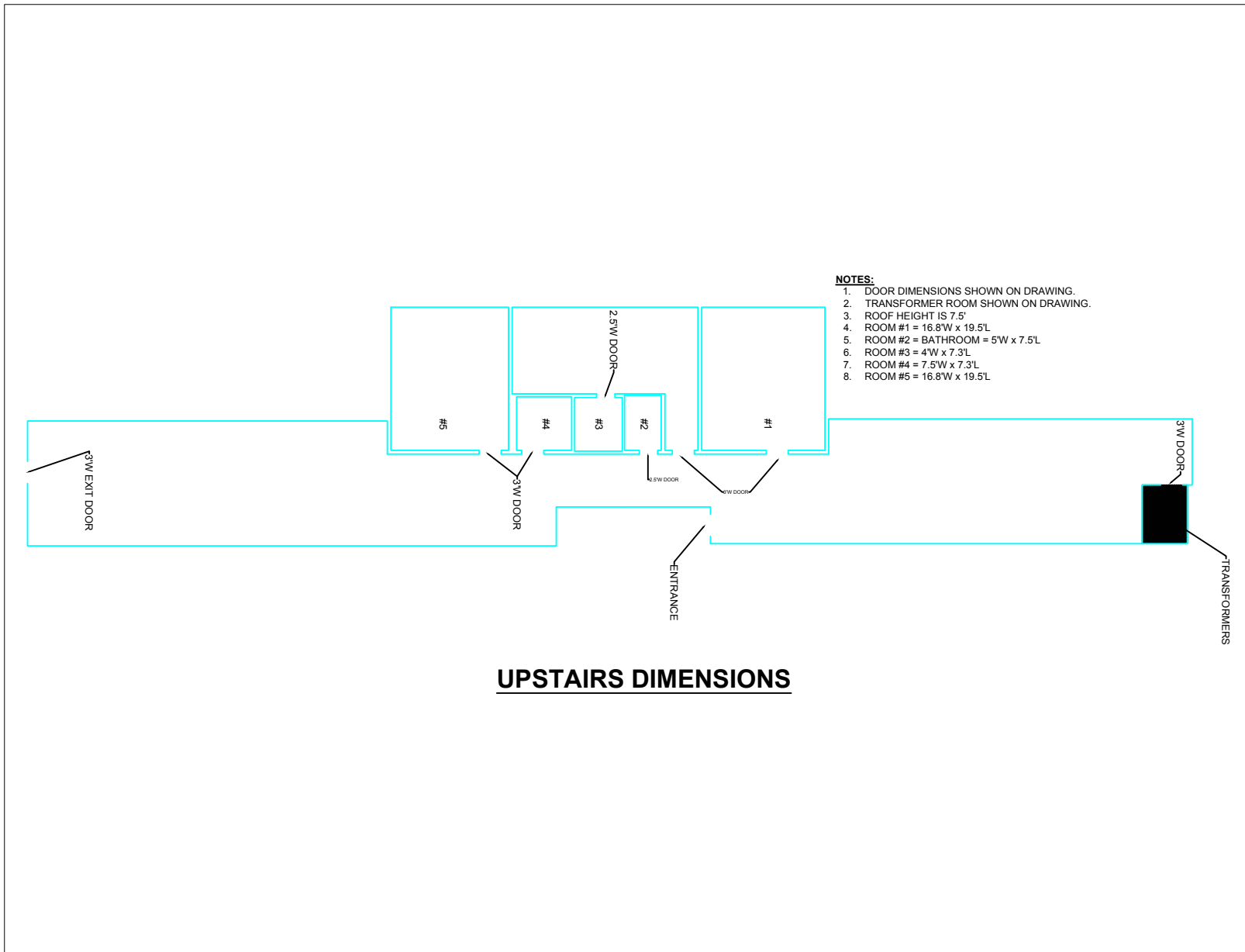
Public Storage
DOLLAR GENERAL

THE HOME DEPOT
Starbucks
BR
ROSS
SMOOTHIE KING
BIG LOTS!
GNC LIVE WELL
Exxon
planet fitness
Conn's

Winchester Court

CVS pharmacy®



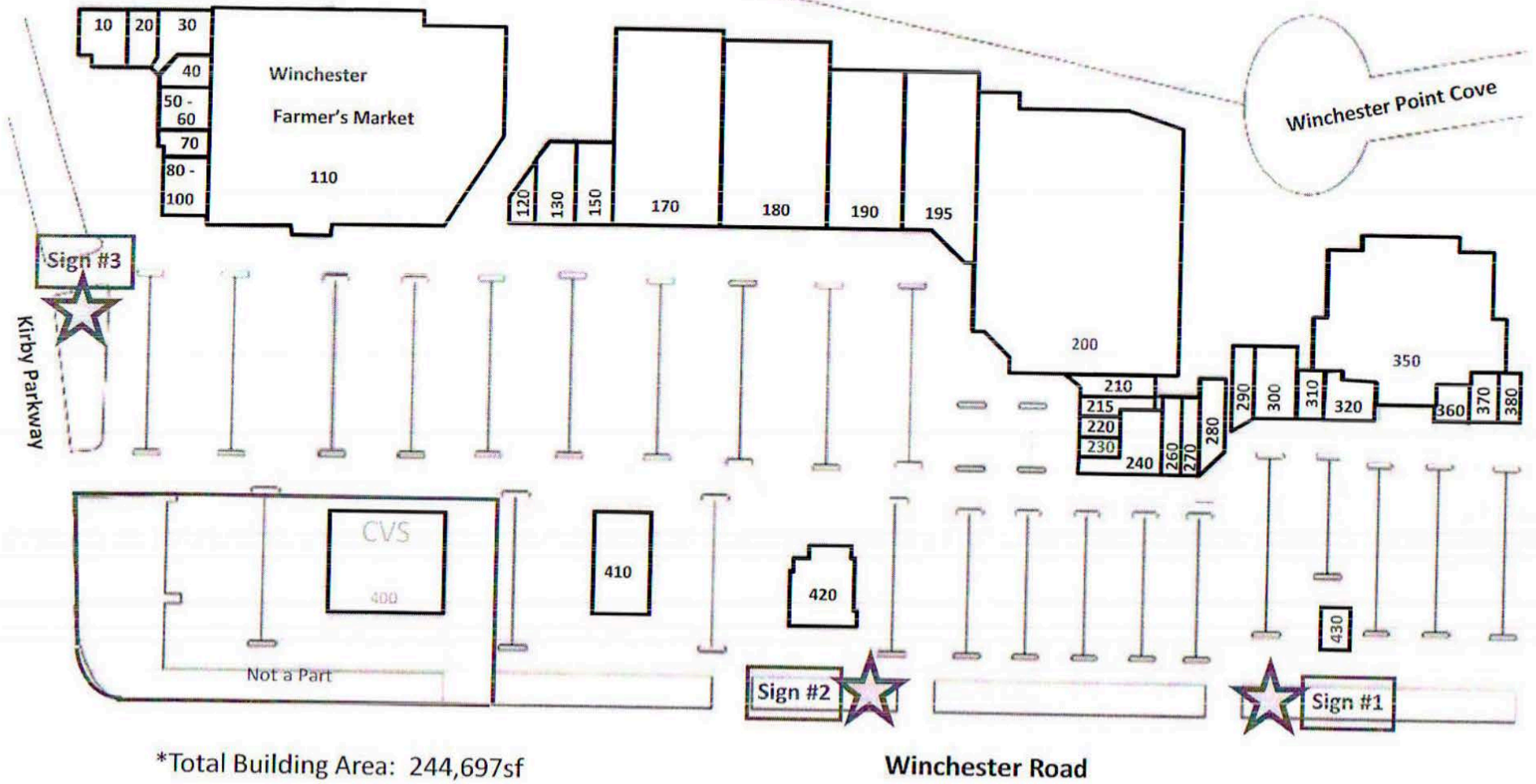


- NOTES:**
1. DOOR DIMENSIONS SHOWN ON DRAWING.
 2. TRANSFORMER ROOM SHOWN ON DRAWING.
 3. ROOF HEIGHT IS 7.5'
 4. ROOM #1 = 16.8'W x 19.5'L
 5. ROOM #2 = BATHROOM = 5'W x 7.5'L
 6. ROOM #3 = 4'W x 7.3'L
 7. ROOM #4 = 7.5'W x 7.3'L
 8. ROOM #5 = 16.8'W x 19.5'L

Unit	Business Name	Size (SF)	Unit Address
10	Vacant	2,650	3558 Kirby Parkway
20	Benavi's Spa Skin Care	1,463	3562 Kirby Parkway
30	Vacant	2,678	3562-B Kirby Parkway
40	Advance Staffing	1,334	3564 Kirby Parkway
	<i>*Unit 50 Merged to Unit 60</i>	0	3566 Kirby Parkway
50-60	Matha's Place	1,992	3570 Kirby Parkway
70	Inkedbychace	1,226	3572 Kirby Parkway
80-100	Las Brasas Mexican	2,519	3582 Kirby Parkway
110	Farmer's Market	53,700	6616 Winchester Rd
120	Memphis Fragrance	717	6630 Winchester Rd
130	Staff Connect LLC	2,965	6634 Winchester Rd
150	Check Into Cash	3,200	6636 Winchester Rd
170	Memphis Furniture	19,740	6646 Winchester Rd
180	Plaza Hispania	18,710	6656 Winchester Rd
190	Casa Blanca A. Freddy Carvajal	11,716	6662 Winchester Rd
195	Timeless Event Center	11,723	6662-B Winchester Rd
200	Azteca	50,000	6686 Winchester Rd
210	The Candy Shop	1,875	6690 Winchester Rd

Unit	Business Name	Size (SF)	Unit Address
215	Kay's Luxurious Hair Extension	1,313	6692 Winchester Rd
220	Rose's Nail	800	6696 Winchester Rd
230	Vacant	800	6698 Winchester Rd
240	Motion Water	3,166	6700 Winchester Rd
260	All In One Access Detailing	1,440	6706 Winchester Rd
270	Waffle Mania	1,440	6712 Winchester Rd
280	El Padrino Menswear	2,000	6714 Winchester Rd
290	Elite Styles	1,574	6720 Winchester Rd
300	La Villa Event Center	2,800	6726 Winchester Rd
310	Take Two Nutrition	1,125	6732 Winchester Rd
320	A+ Technology	2,421	6736 Winchester Rd
350	Vacant	23,904	6740 Winchester Rd
360	The Sauce God	1,257	6742 Winchester Rd
370	Subway	1,100	6744 Winchester Rd
380	Joyeria JC, Inc.	997	6748 Winchester Rd
410	District 12 Social Club	5,247	6642 Winchester Rd
420	American Deli	4,241	6668 Winchester Rd
430	Mustafa Korin	864	6730 Winchester Rd

***Total Building Area: 244,697 SF**



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,130	94,900	187,292
2010 Population	14,847	97,857	199,360
2024 Population	14,329	99,869	205,275
2029 Population	14,230	97,392	201,225
2024-2029: Population: Growth Rate	-0.70%	-2.50%	-2.00%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	690	2,593	4,783
\$15,000-\$24,999	714	2,820	4,932
\$25,000-\$34,999	1,097	4,726	8,380
\$35,000-\$49,999	1,468	6,332	11,268
\$50,000-\$74,999	1,163	6,365	12,406
\$75,000-\$99,999	541	4,531	9,361
\$100,000-\$149,999	616	7,661	16,199
\$150,000-\$199,999	103	2,338	6,729
\$200,000 or greater	71	2,215	8,084
Median HH Income	\$40,952	\$60,775	\$73,080
Average HH Income	\$54,812	\$85,652	\$103,911

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,157	39,925	77,823
2010 Total Households	6,444	36,839	76,462
2024 Total Households	6,463	39,581	82,142
2029 Total Households	6,584	39,568	82,445
2024 Average Household Size	2.19	2.51	2.49
2000 Owner Occupied Housing	2,190	22,484	47,960
2000 Renter Occupied Housing	4,392	14,925	25,376
2024 Owner Occupied Housing	1,466	18,122	44,760
2024 Renter Occupied Housing	4,997	21,459	37,382
2024 Vacant Housing	937	3,496	6,582
2024 Total Housing	7,400	43,077	88,724
2029 Owner Occupied Housing	1,574	18,737	46,200
2029 Renter Occupied Housing	5,010	20,830	36,245
2029 Vacant Housing	833	3,582	6,581
2029 Total Housing	7,417	43,150	89,026
2024-2029: Households: Growth Rate	1.85%	-0.05%	0.35%



Source: esri

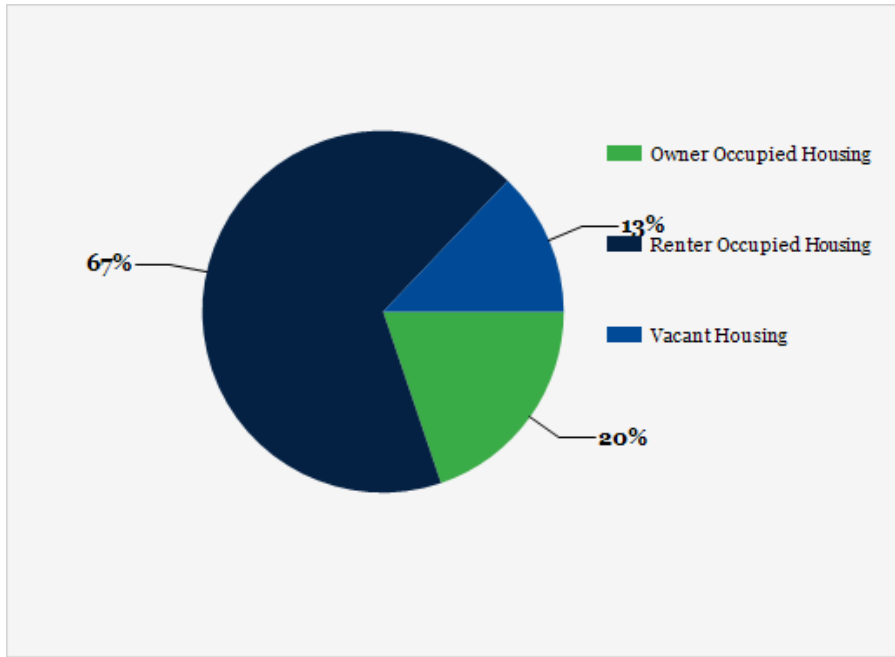
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,337	8,246	15,773
2024 Population Age 35-39	995	6,919	13,981
2024 Population Age 40-44	865	6,356	13,539
2024 Population Age 45-49	754	5,878	12,274
2024 Population Age 50-54	770	6,058	12,633
2024 Population Age 55-59	684	5,449	11,660
2024 Population Age 60-64	638	5,403	11,650
2024 Population Age 65-69	534	4,535	10,164
2024 Population Age 70-74	400	3,517	8,157
2024 Population Age 75-79	286	2,329	5,887
2024 Population Age 80-84	280	1,346	3,395
2024 Population Age 85+	485	1,360	3,489
2024 Population Age 18+	10,986	76,031	157,371
2024 Median Age	33	35	37

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$39,981	\$53,221	\$60,772
Average Household Income 25-34	\$54,500	\$74,547	\$85,996
Median Household Income 35-44	\$45,586	\$74,142	\$85,547
Average Household Income 35-44	\$61,806	\$94,576	\$113,326
Median Household Income 45-54	\$47,174	\$76,304	\$90,983
Average Household Income 45-54	\$59,543	\$97,303	\$119,215
Median Household Income 55-64	\$42,474	\$69,837	\$83,895
Average Household Income 55-64	\$55,279	\$94,166	\$116,587
Median Household Income 65-74	\$38,115	\$52,858	\$66,067
Average Household Income 65-74	\$51,102	\$80,945	\$102,151
Average Household Income 75+	\$47,874	\$73,759	\$88,222

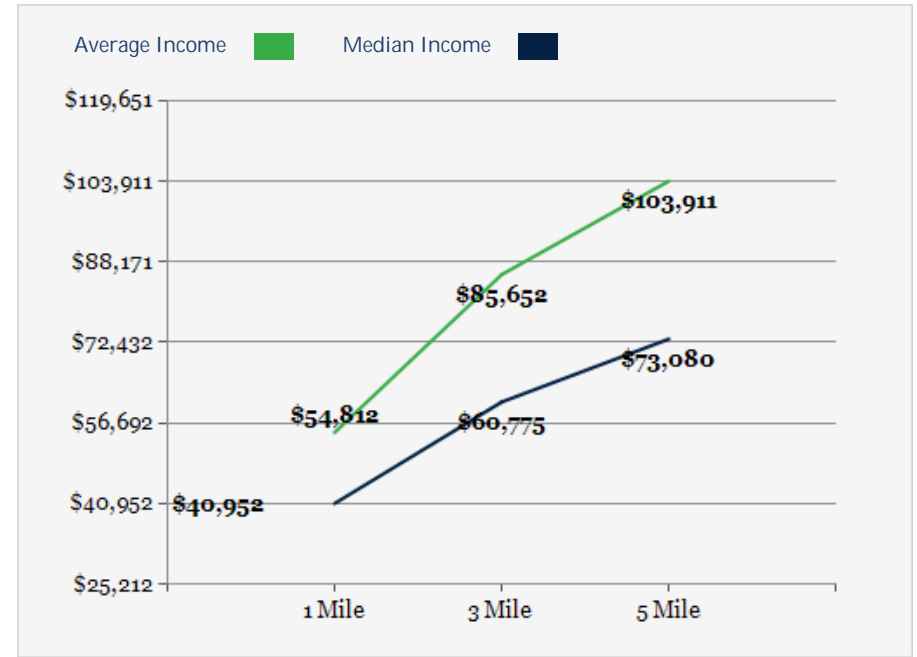
2029 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2029 Population Age 30-34	1,279	7,519	14,295
2029 Population Age 35-39	1,144	7,242	14,576
2029 Population Age 40-44	889	6,299	13,305
2029 Population Age 45-49	798	5,894	12,892
2029 Population Age 50-54	705	5,438	11,443
2029 Population Age 55-59	678	5,395	11,429
2029 Population Age 60-64	588	4,765	10,383
2029 Population Age 65-69	599	4,789	10,626
2029 Population Age 70-74	476	3,969	8,938
2029 Population Age 75-79	358	2,853	6,853
2029 Population Age 80-84	362	1,922	4,712
2029 Population Age 85+	478	1,510	3,925
2029 Population Age 18+	10,993	75,406	156,660
2029 Median Age	35	36	38

2029 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$46,745	\$68,138	\$80,240
Average Household Income 25-34	\$65,186	\$91,933	\$106,121
Median Household Income 35-44	\$52,593	\$86,386	\$100,485
Average Household Income 35-44	\$72,629	\$107,817	\$126,753
Median Household Income 45-54	\$53,035	\$94,964	\$107,387
Average Household Income 45-54	\$69,900	\$114,423	\$139,999
Median Household Income 55-64	\$51,628	\$89,628	\$104,916
Average Household Income 55-64	\$68,469	\$113,397	\$138,663
Median Household Income 65-74	\$42,994	\$65,914	\$81,252
Average Household Income 65-74	\$61,329	\$96,684	\$119,777
Average Household Income 75+	\$59,525	\$93,902	\$111,486

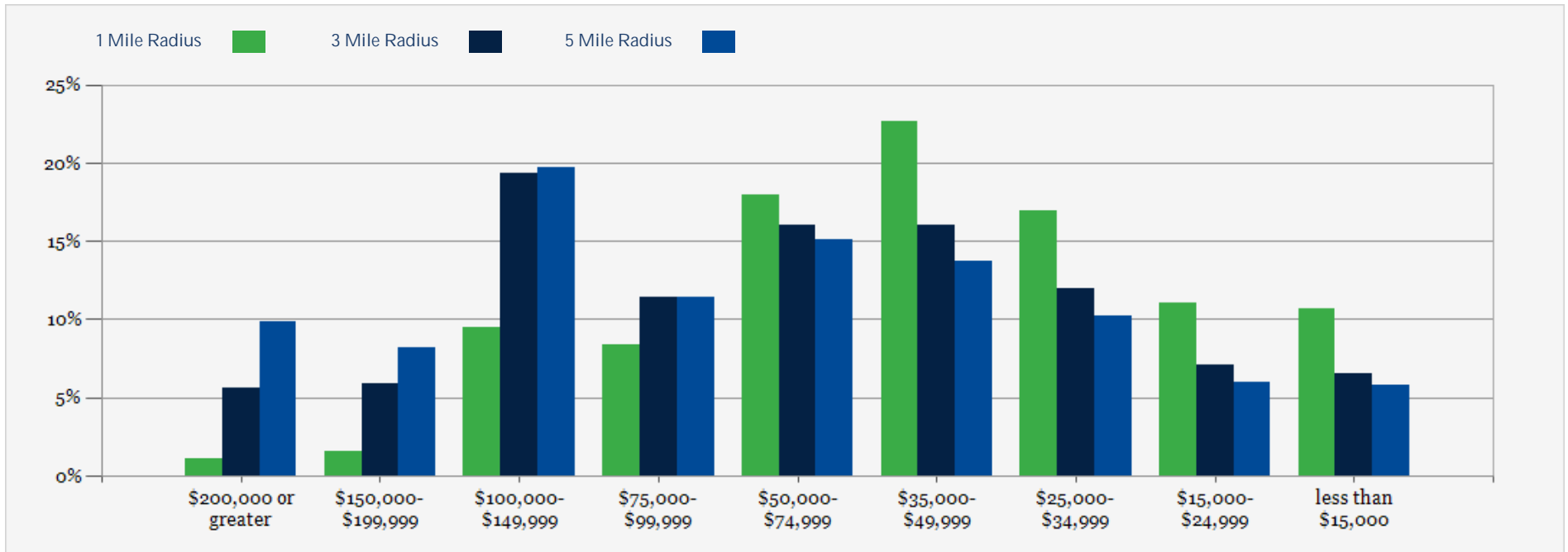
2024 Household Occupancy - 1 Mile Radius



2024 Household Income Average and Median



2024 Household Income



Winchester Court Shopping Center

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