

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.



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

Niche, 2023



Collierville Schools Ranked Best School District in Tennessee

Niche, 2022



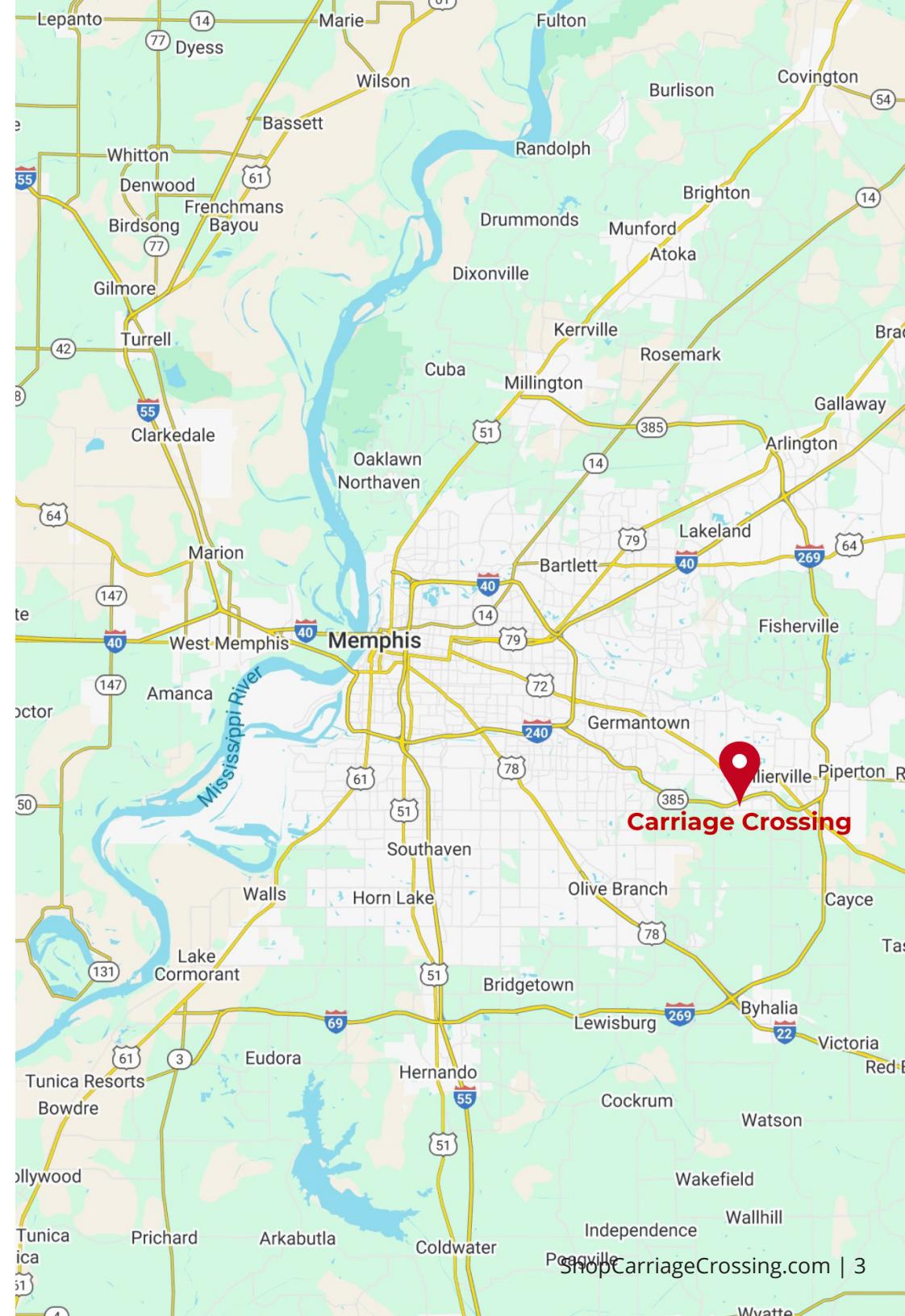
Safest Cities in Tennessee

BackgroundChecks.org, 2019



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



Suite	Tenant	SF
OP-1	Jared Jewelry	
OP-2	Red Robin	
101	Firebirds	7,056
111	Nashoba	10,084
121	Rack Room Shoes	15,460
131	Available	1,440
133	Available	1,440
135	Kathy's Nail Salon	3,436
137	Poppz	1,046
141	Carrabba's	6,092
200	Bonefish Grill	6,000
202	Stix	4,482
206	Yankee Candle	1,540
210	Zales	1,576
212	VM Photo Studio	840
214	Nerd Alert	1,750
218	Wine Not	1,399
222	Available	7,502
424	College Station	4,000
428	Available	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	Available	5,296
557	Available	1,454
559	Available	3,299
561	Available	4,557
563	Collierville Taekwondo	4,751
571	Kabob G Restaurants	3,482
600	Dillard's	NAP
610	901 Soccer	2,970
614	Available	1,525
616	SPCA Memphis	1,080

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Let's Connect

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