

THE SHOPS AT  
CARRIAGE  
CROSSING

LEASING OPPORTUNITIES



COLLIERVILLE, TN (MEMPHIS MSA)

OWNED AND MANAGED BY

EDWARDS  
REALTY COMPANY





# 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



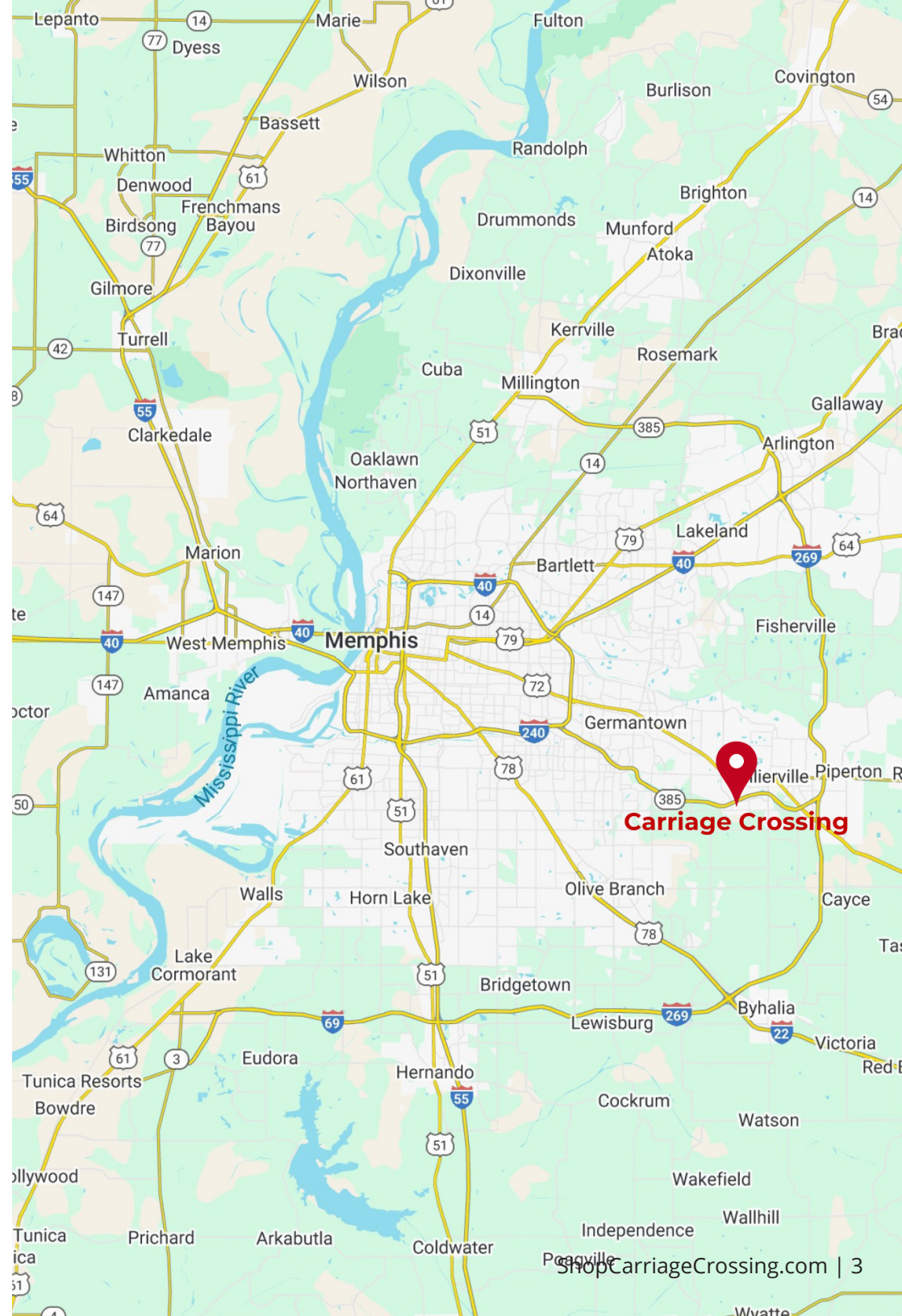
**Safest Cities in Tennessee**

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

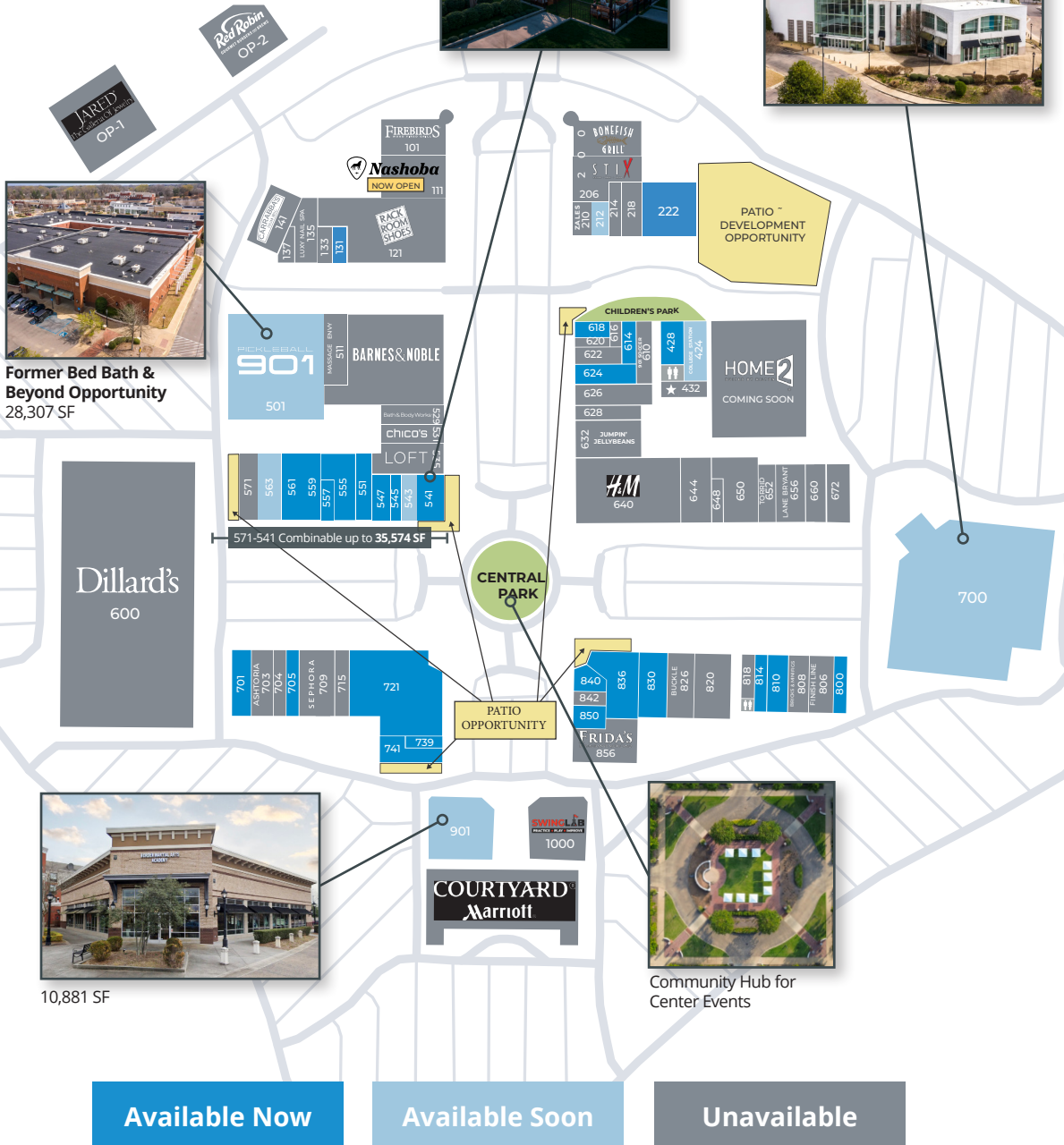
4,476 SF in Central Location  
with Patio Opportunity.



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



**Former Bed Bath &  
Beyond Opportunity**  
28,307 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

Suite	Tenant	SF
618	Available	1,408
620	Great American Cookies	1,281
622	Mara Styles	1,874
624	Available	3,679
626	L.Y.E. Academy	4,000
628	Build-A-Bear	2,625
632	Jumpin' Jellybeans	7,008
640	H&M	19,141
644	City Gear	6,038
648	Claire's	1,400
650	Savour Salon Suites	6,975
652	TORRID	3,000
656	Lane Bryant	6,800
660	Indoor World	4,291
672	AT&T	2,527
700	Natural Furniture	130,000
701	Available	2,571
703	Ashtoria	3,239
704	Clariti Eye Care	2,231
705	Available	2,736
709	Sephora	5,380
715	Available	1,200
721	Available	19,383
739	Available	1,357
741	Available	4,070
800	Available	2,724
806	Finish Line	4,293
808	Bricks & Minifigs	3,499
810	Available	4,071
814	Available	1,438
818	Journeys	1,432
820	American Eagle	6,239
826	Buckle	4,950
830	Available	6,049
836	Available	7,494
840	Available	1,849
842	Sunglass Hut	1,386
850	Available	1,878
856	Frida's Restaurante	7,383
901	Border Martial Arts	10,881
1000	Swing Lab	9,636
Courtyard by Marriott		NAP



# CONTACT INFORMATION

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## Let's Connect

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