

# AVAILABLE FOR DEVELOPMENT

Market Blvd & Civic Center Dr. - Collierville, TN 38017



## Property Highlights

- Centrally located between Home Depot and Lowe's and adjacent to the Malco Collierville Towne Cinema Grill
- Surrounding community boasts an average Household income of \$157,799 with a population of 68,000+ (5-mile)
- Extension of Civic Center Dr. will create additional commercial frontage in this established retail corridor
- Shared Drive with Lowe's which boasts 695k visits per year.
- Site will accommodate a neighborhood shopping center as well as outparcel sites for restaurants, retail, medical, office, and professional uses.

Demographics (2019 Census)			
	1 MILE	3 MILES	5 MILES
Population	4,217	41,568	68,668
Households	1,479	14,154	23,992
Average HH Income	\$132,873	\$139,781	\$157,799

For Information, contact:



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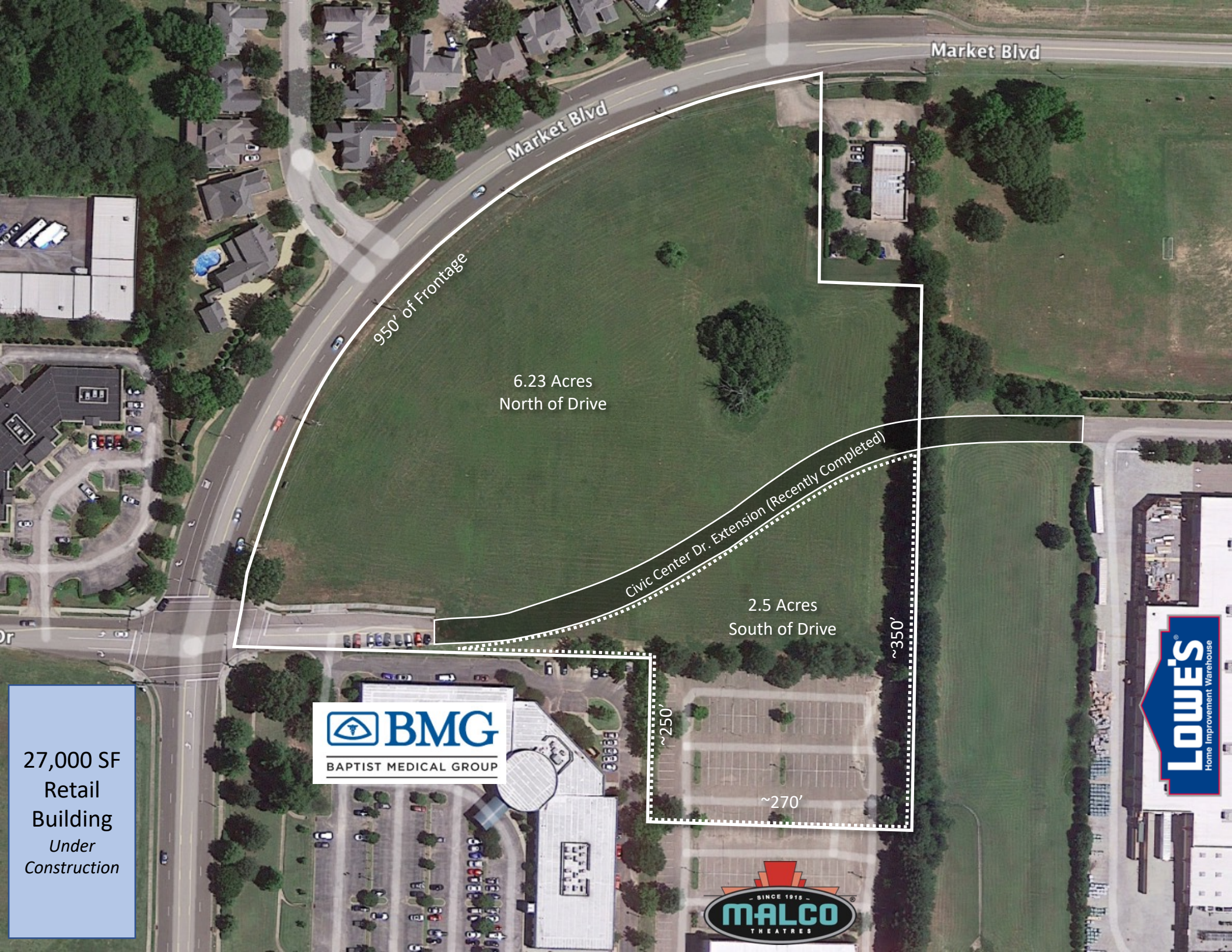
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No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

\*Demographic and Retailer Data provided by Placer.ai





Market Blvd

Market Blvd

950' of Frontage

6.23 Acres  
North of Drive

Civic Center Dr. Extension (Recently Completed)

2.5 Acres  
South of Drive

~350'

~250'

~270'

27,000 SF  
Retail  
Building  
Under  
Construction





## Potential Site Plan

## SITE DATA

**SITE AREA: 128,350 Sq.Ft.  
2.95 Ac.**

**BUILDING AREA:** 21,000 Sq.Ft.

**PERVIOUS AREA  
PROVIDED: 38,805 Sq.Ft. (30.2%)**

**PARKING REQUIRED: 105 SPACES**

**PARKING PROVIDED: 110 SPACES**  
**INCL. 6 H/C SPACES**

## PROPERTY REMAINDER

140,600 Sq Ft  
3.2 Ac

ONE-STORY  
COMMERCIAL BUILDING  
21,000 Sq.Ft.

GROSS LAND AREA  
367,421 SF  
8.434 AC

C.L. 20' WIDE PUBLIC  
SEWER ESM'T.

15' WIDE PRIVATE  
DRAINAGE ESM'T.

10' WIDE  
PEDESTRIAN  
ESM'T.

C.L. 20' WIDE PUBLIC  
SEWER ESM'T.

**OAKMONT P.D.**  
COLLIERVILLE, TENNESSEE

## CONCEPTUAL SITE LAYOUT

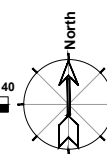
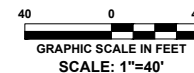
PREPARED FOR  
LIGHTMAN REALTY CO.  
REVISED SEPTEMBER 6, 2022



**The  
Reaves  
Firm**  
INCORPORATED

**Planning  
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Landscape Architecture  
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# Road Construction Plan

