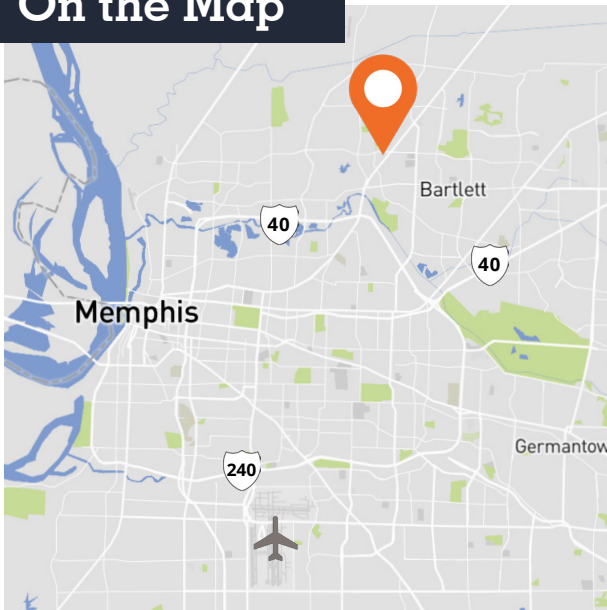




## On the Map



## Property highlights

- Busy shopping center with direct access to Austin Peay Highway (38,788 VPD)
- Close proximity to the \$40 million Raleigh Springs Town Center Redevelopment which will feature a police station, library, skate park, and lake with walking trails

	1 Mile	3 Miles	5 Miles
Population (2022)	8,867	63,614	161,603
Households (2022)	3,254	23,550	59,230
Median HH Income	\$55,754	\$49,336	\$50,302

### For more information, please contact:

**James H. McCraw**, Vice President, Retail

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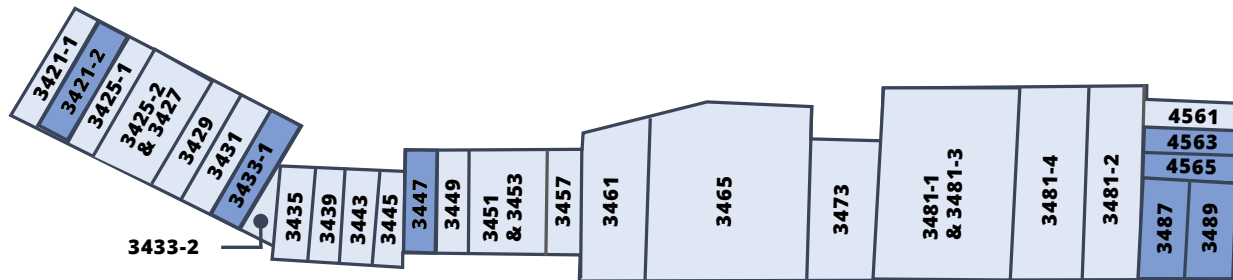
C 901 590 9997

james.mccraw@avisonyoung.com

**5350 Poplar Avenue, Suite 205**

Memphis, TN 38119

901 231 1400



Suite #	Tenant	SF
3421-1	Metro PCS	1,630
<b>3421-2</b>	<b>Modly Camara/Available</b>	<b>1,859</b>
3425-1	Change Hair Salon	2,000
3425-2 & 3427	Hibbett Sports	5,000
3429	World Diamond Center	2,500
3431	Advance America	3,000
<b>3433-1</b>	<b>Vacant</b>	<b>2,834</b>
3433-2	Cricket Wireless	900
3435	H&R Block	3,200
3439	Subway	1,200
3443	Tokyo Grill	1,920
3445	Acceptance Auto Insurance	1,627
<b>3447</b>	<b>Vacant</b>	<b>1,700</b>
3449	Amina's Beauty and Hair Braiding	1,354

Suite #	Tenant	SF
3451 & 3453	Rainbow Shops	4,400
3457	TM Beauty Supply	3,600
3461	VA Memphis Clinic	10,575
3465	Save A Lot	13,400
3473	School Uniform Central	6,317
3481-1 & 3481-3	Christ Community Health Services	25,000
3481-4	Liquor Store	6,347
3481-2	City Gear	5,069
<b>3487</b>	<b>Vacant</b>	<b>2,400</b>
<b>3489</b>	<b>Vacant</b>	<b>2,400</b>
4561	Ray & Stella's Barber & Style	1,200
<b>4563</b>	<b>Vacant</b>	<b>1,200</b>
<b>4565</b>	<b>Vacant</b>	<b>1,200</b>

**AVISON  
YOUNG**

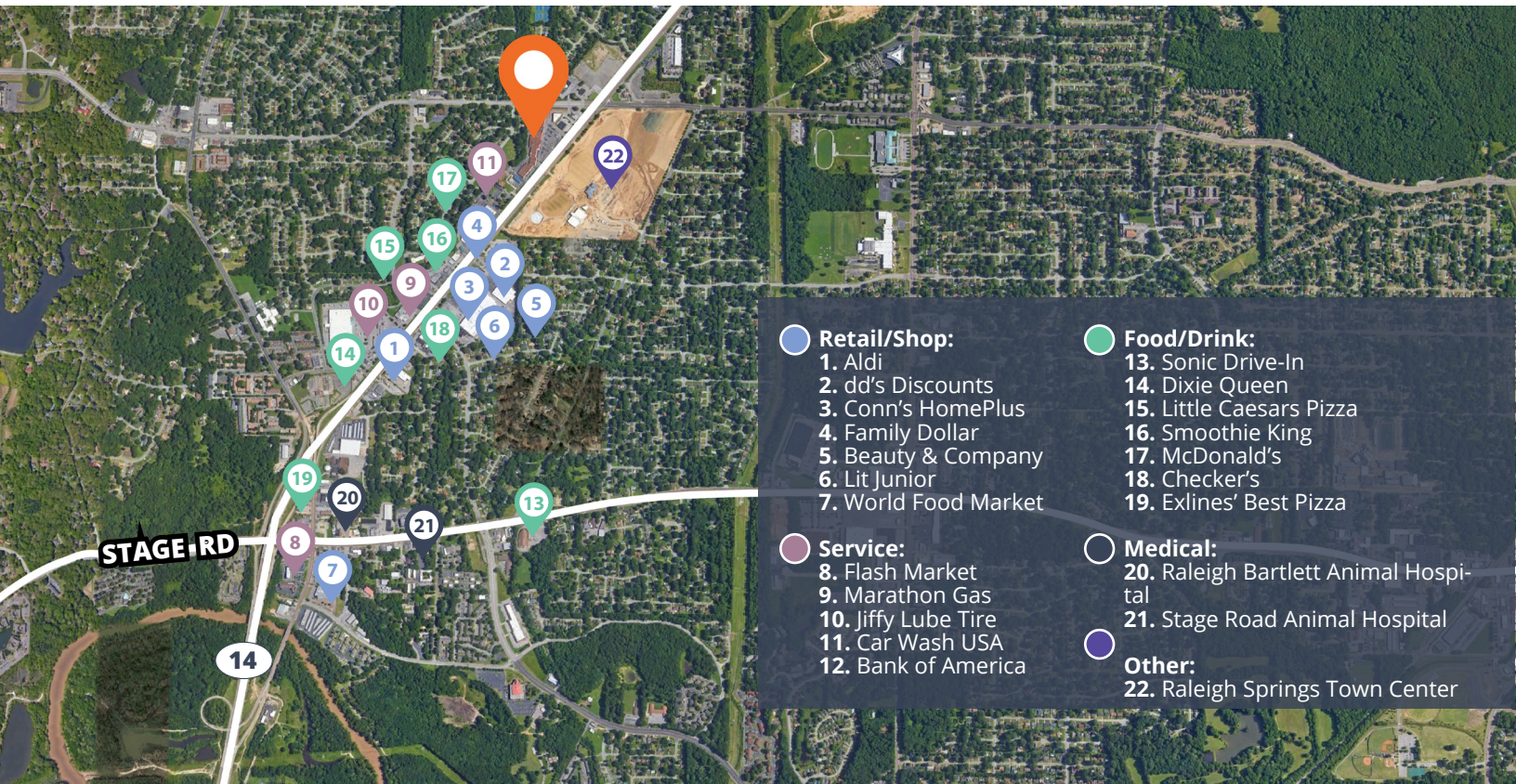
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