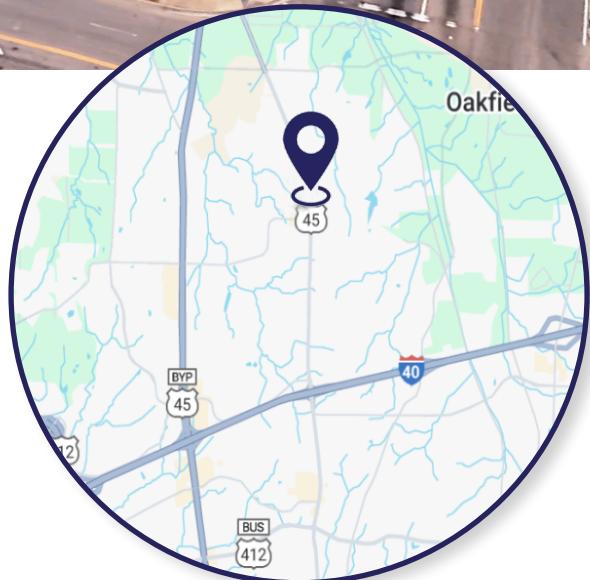




PROPERTY HIGHLIGHTS

- ◊ Kroger-anchored center with strong co-tenancy and steady daily traffic
- ◊ Prime N. Highland frontage near I-40 offering excellent visibility and access
- ◊ Surrounded by national retailers including Sonic, Walgreens, Anytime Fitness, Ace Hardware & Kroger
- ◊ 1,250 - 2,500 SF Available
- ◊ LEASE RATE: \$20 NNN + \$4.50 OPEX



DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	8,000	31,000	60,000
Households	3,500	12,500	24,000
Avg. HH Income	\$77,000	\$83,000	77,000
Daytime Population	6,000	35,000	76,000

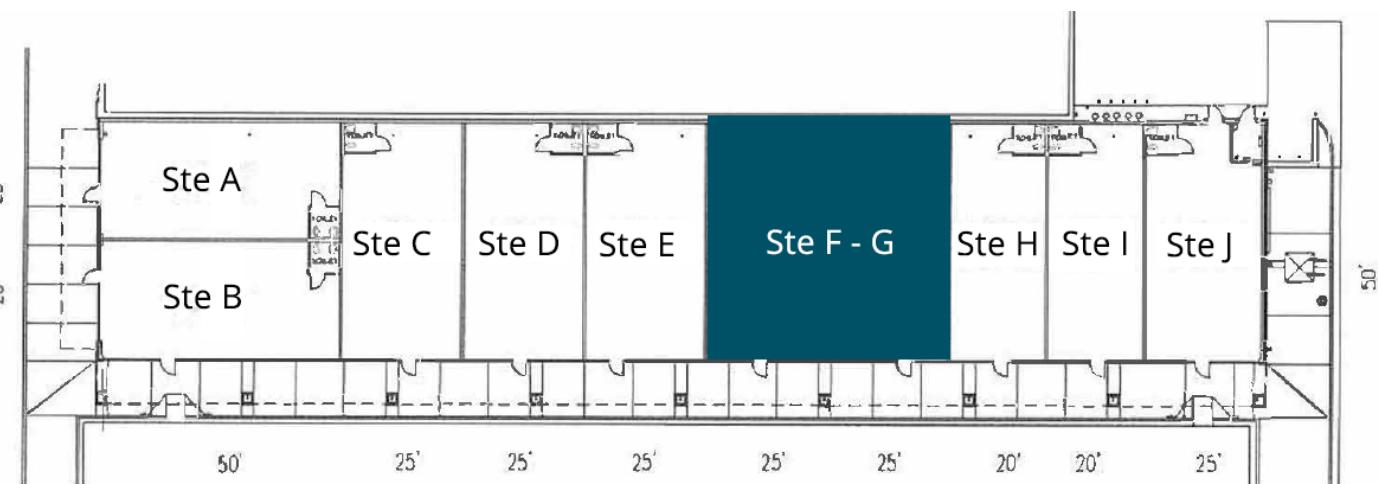
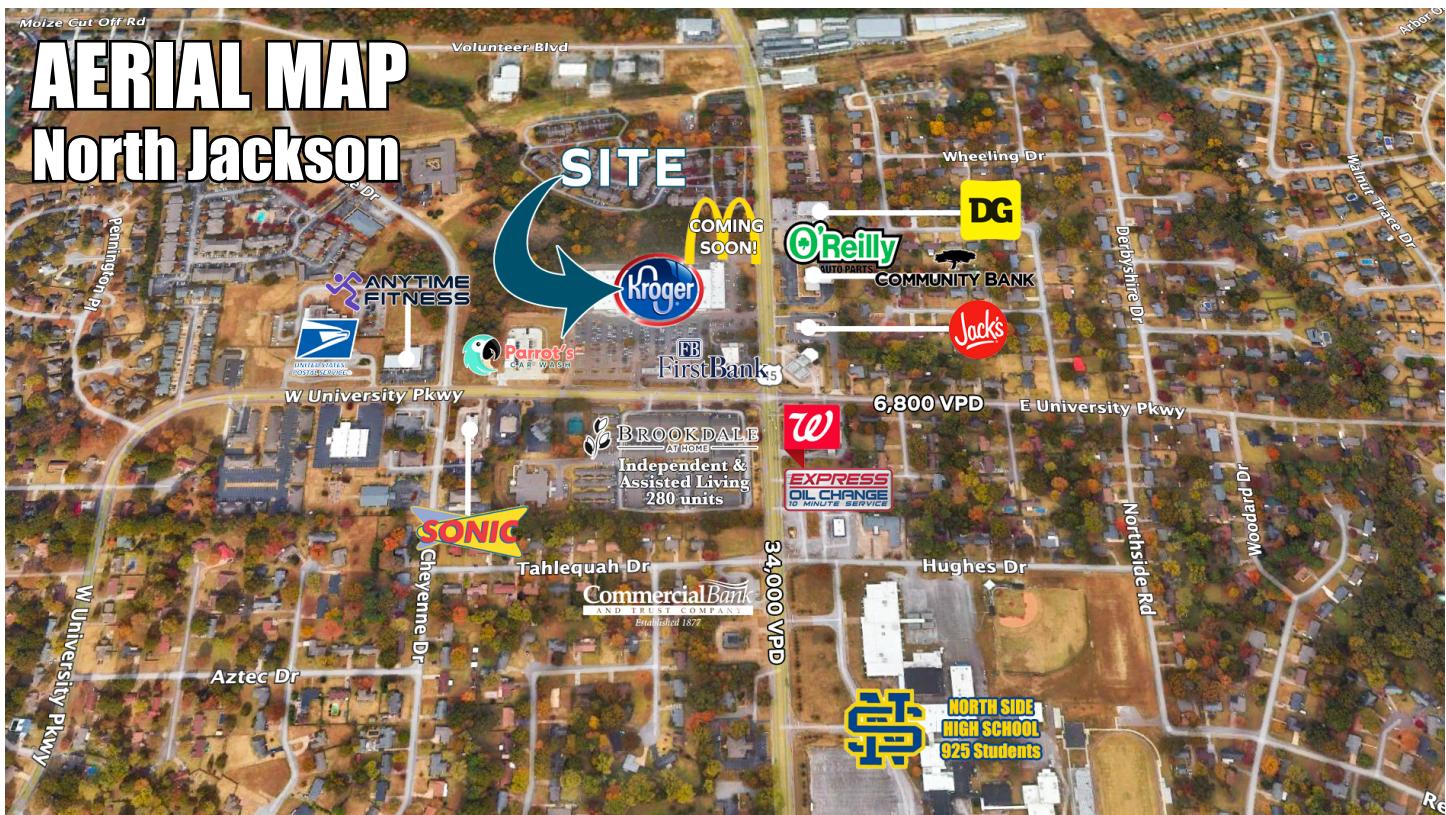


TRAFFIC COUNTS: N Highland Ave +/- 34,000 VPD
 E University Pkwy +/- 6,800 VPD

GILL
 PROPERTIES

www.GillProp.com

901.758.1100



		AVAILABLE	2,500 SF
Cutting Edge Salon	Suite A		
The Joint Chiropractic	Suite B	E Smoke	Suite H
US Donghnuts	Suite C	P&N Nails Salon	Suite I
Local Flower	Suite D	Zhao No. 1 Chinese	Suite J
Little Caesars	Suite E		

FOR MORE INFORMATION:



Jennifer Stewart
President | Nashville
901.652.3778
jennifer@gillprop.com



Patty Bullock
Sr. VP | Memphis
901.488.1008
patty@gillprop.com



Emily Vanasek
Affiliate Broker
901.355.4822
emily@gillprop.com