



# Kimbrough Crossing

11664-11680 HWY 51, ATOKA, TN 38004

Kimbrough Crossing is a 84,915 square foot Kroger anchored shopping center featuring dramatic architectural design and is strategically located on the southeast corner of Highway 51 and Kimbrough Road in the City of Atoka, Tennessee, which is part of the dynamic and fast growing trade area of South Tipton County along with the immediately adjacent cities of Munford and Brighton. A 1.2 acre outparcel located on HWY 51 is also available for sale or ground lease.

**GLA:** 84,915 SF  
**RATE:** \$18.00 PSF  
**NNN:** \$4.34 PSF  
**TENANTS:** Kroger, Sakura Garden, Bartlett Pediatric Dentistry

## DEMOGRAPHICS:

	Population	Avg Age	Avg Income
1 Mile	3,071	38	\$97,937
3 Miles	16,166	37	\$101,579
5 Miles	27,924	38	\$97,023

## TRAFFIC COUNTS:

Highway 51 18,263 VPD





**LURIE**  
 & ASSOCIATES, LLC  
 COMMERCIAL REAL ESTATE