

Mendenhall Square Mall

**3540-3570 S. Mendenhall Rd.
Memphis, TN 38115**



POWER CENTER ACADEMY

HICKORY HILL

RETAIL SPACE AVAILABLE

AGENT:

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GILL
PROPERTIES

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AGENT:

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PROPERTY HIGHLIGHTS



Mendenhall Square Mall
Corner of Winchester & S. Mendenhall Rd.
Memphis, TN 38115

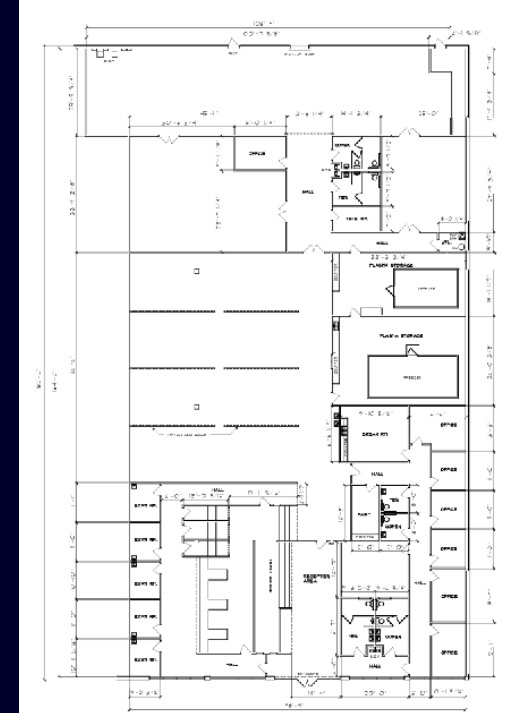
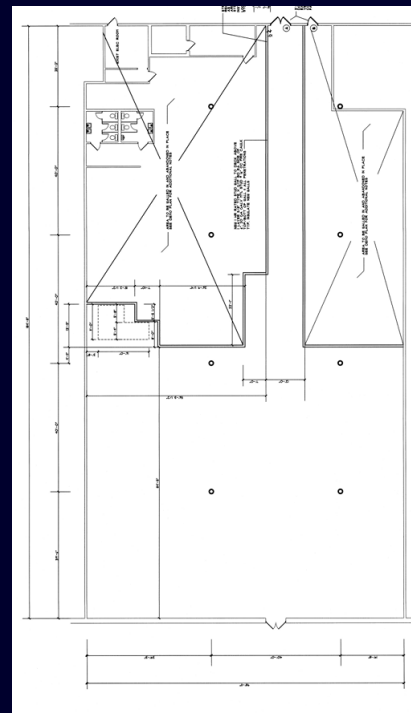
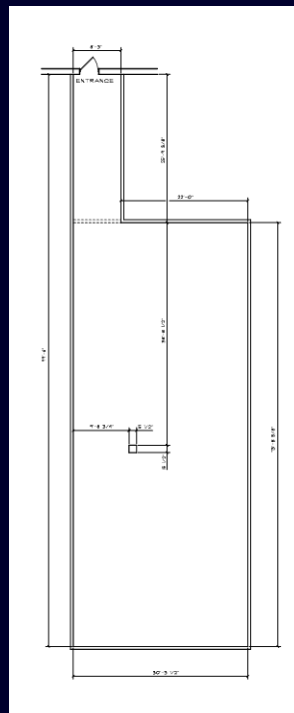
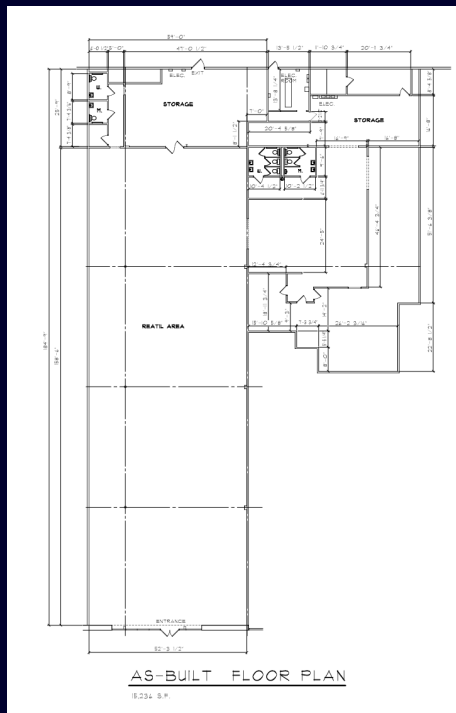


- **AVAILABLE:** 2,154 SF up to 45,000 +/- SF
- **SIGNAGE:** Two Pylon Signage Points
- **HIGH VISIBILITY:** Center is located at the corner of S. Mendenhall Rd. and Winchester Rd.
- **PARKING:** 500+ Spaces
- **LONG-TERM ANCHORS:** Power Academy Schools & Christ Community Health Services
- **SECURITY:** Camera Monitored



TERMS: \$13.00 PSF | +NNN

SPACE FOR LEASE



CENTER LAYOUT



Cash America



**BEST WASH
LAUNDROMAT**

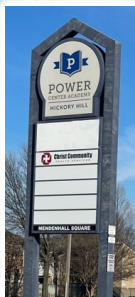
Mendenhall Square Shopping Center

15,236 SF

2,514 SF

10,185 SF

18,800 SF



**OUTPARCEL
FOR GROUND LEASE**

-/+ 1 AC

FRONTING WINCHESTER RD.

WINCHESTER RD. | 28,600+ VPD

S. MENDENHALL RD. | 21,500+ VPD



TENANTS

1. Super Market
2. Cash American Pawn
3. Power Center Academy | 9th Grade
4. Christ Community Health Services
5. Power Center Academy | Hickory Hill High School
6. Power Center Academy | Elementary School

7. AVAILABLE | 15,236 +/- SF

8. AVAILABLE | 2,514 +/- SF

9. AVAILABLE | 10,185 +/- SF

10. AVAILABLE | 18,800 +/- SF

11. AVAILABLE – OUTPARCEL

12. Best Wash Laundromats

**Former
Roses Discount**

**Former
Family Dollar**

**Former
Plasma Services**

SITE PLAN

S. MENDENHALL RD.

WINCHESTER RD.

***Spaces can be combined**

TENANT LAYOUT

AREA HIGHLIGHTS



DAILY TRAFFIC

Mendenhall Rd: 21,500+

Winchester Rd: 28,609+

DEMOGRAPHICS

	<u>1 MI</u>	<u>3 MI</u>	<u>5 MI</u>
Population	14,714	87,516	188,101
Ave. HH Income	\$56,873	\$55,474	\$74,357
Households	4,893	32,106	72,957

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