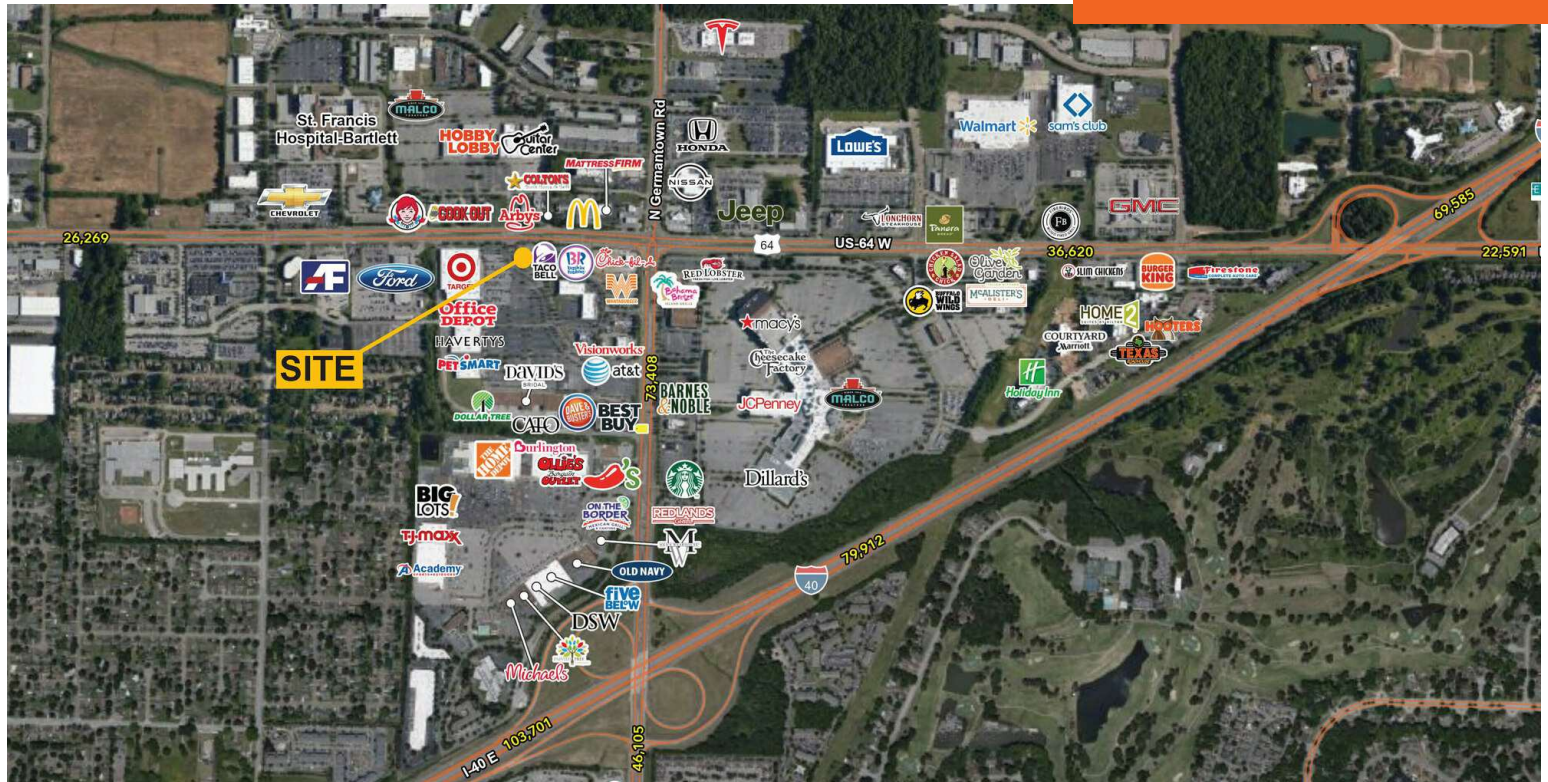


THE COMMONS AT WOLFCREEK OUTPARCEL

8025 U.S. 64, MEMPHIS, TN 38133

FOR LEASE




LOCATION DESCRIPTION

Outparcel available in The Commons at Wolfcreek on the southeast corner of US-64 and Wolf Creek Parkway in the Wolfchase Trade Area of Memphis, Tennessee

PROPERTY HIGHLIGHTS

- 1.04 Acre Outparcel available for Ground Lease or Redevelopment
- Parcel currently includes a 7,488 SF building
- Excellent QSR opportunity
- Signalized intersection
- Two access points to Wolf Creek Pkwy
- Property is adjacent to Target and Taco Bell
- Traffic Count (AADT): US-64 (33,707)



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	3,393	63,399	163,615
Daytime Population	13,641	64,515	146,151
Households	1,515	24,533	63,812
Average HH Income	\$90,995	\$99,110	\$99,228



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