



NOW LEASING | RETAIL SPACE AVAILABLE



SADDLE CREEK NORTH

7570-7604 W. FARMINGTON BLVD, GERMANTOWN, TN 38138

For More Information : **Jason Polley**
O: 901.751.5411 | M: 901.674.3219
E: jdp@stonecrestinvestments.com

SADDLE CREEK NORTH

7570-7604 W. Farmington Blvd, Germantown, TN 38138

PROJECT SUMMARY

Saddle Creek North is strategically located on W. Farmington Blvd. just north of Poplar Avenue in the heart of Germantown's most sought-after retail trade area directly adjacent to the iconic and vital Saddle Creek lifestyle center.

Tenant mix includes Simmons Bank (outparcel), Brazilian Wax, Beauty Max, Apothetique, The Shot Nurse, and Memphis Pizza Cafe.

AVAILABLE

7570 W. Farmington Blvd - 12,444 SF (can be subdivided)

RATES | NNN

Base Rent - \$20.00 PSF

Operating Expenses - \$7.70 PSF



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,013	58,856	179,066
Average HH Income	\$139,864	\$134,441	\$107,224
Average Age	44	42	39
Daytime Population	9,789	52,941	128,191

Demographic & Traffic Count Information Provided by Costar and SitesUSA

TRAFFIC COUNTS

21,372 VPD
W. FARMINGTON BLVD

40,404 VPD
S. GERMANTOWN RD

AREA BUSINESSES

ANTHROPOLOGIE VICTORIA'S SECRET chico's
 alo PANDORA FABLETICS SOMA
 LOFT WHITE|BLACK MARKET xfinity
 crumbl ^{City}SILLO BRAHMIN J.Jill LOCAL LIME

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SITE PLAN

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AERIAL

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ADDITIONAL PHOTOS

