

CORDOVA COLLECTION
1771 N GERMANTOWN PARKWAY



PROPERTY DESCRIPTION

1,493 SF - 7,280 SF Available in Cordova Collection at Dexter Neighborhood Shopping Center

PROPERTY HIGHLIGHTS

- Situated in the High Traffic Cordova Corridor near N Germantown Parkway and Dexter Rd
- Area Retailers: Kroger, Crunch Fitness, Marshalls, HomeGoods, Rock'N'Dough Pizza and Brewery, Rack Room Shoes, Margaritas, Huey's, McDonald's, Starbucks, Smoothie King, Metro by T-Mobile, and more
- Traffic Counts: N Germantown Parkway (57,563 AADT) and Dexter Rd (15,997 AADT)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,592	31,673	63,473
Total Population	11,148	74,463	159,471
Average HH Income	\$65,042	\$73,468	\$80,374

GRADY COTHAM
901.545.3939
gcotham@jonesaur.com

CARSON KANE
901.538.7219
ckane@jonesaur.com

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SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
101-2	Nam Cafe	3,469 SF	1779	Available	1,500 SF
103-104	Available	4,059 SF	1783	Luxury Spa & Nails	1,500 SF
105	Plant Based Heat	1,438 SF	1785	Foot Massage	1,713 SF
101-3	Rock 'N Dough Pizza	4,200 SF	1787	First Heritage Credit of TN	2,061 SF
104B	Kumon Learning Center	1,587 SF	1791	Available	6,276 SF
105B	Available	1,493 SF	1795	Available	1,770 SF
1770	PRN Salon Suites	7,280 SF	1799	Cloud 9 Smoke Shop	1,600 SF
1771A-B	Huey's Restaurant	5,000 SF	1805	Las Margaritas	5,040 SF
1775	Metro by T-Mobile	1,500 SF	8060	Smoothie King	1,800 SF

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