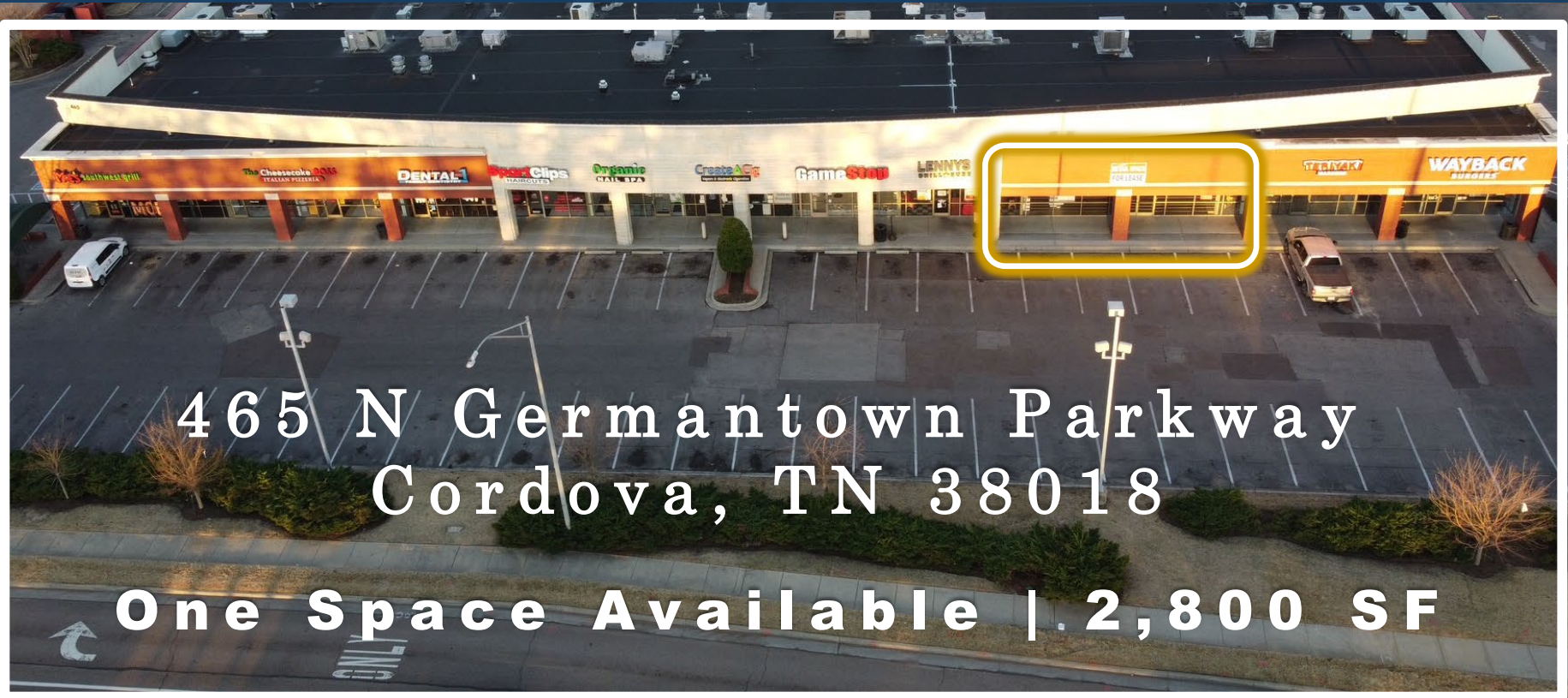


The Pointe at Cordova



465 N Germantown Parkway
Cordova, TN 38018

One Space Available | 2,800 SF

GILL
PROPERTIES

6815 Poplar Ave, Suite 110
Germantown, TN 38138
901.758.1100

FOR MORE INFORMATION

FRANK DYER III, CCIM, RPA
(C) 901.277.8183
frank@gillprop.com

BARRY MAYNARD
(C) 901.230.4265
barry@gillprop.com

PROPERTY HIGHLIGHTS

- 2,800+ SF Retail Space
- Or Sub-Divide to Two Suites – 1,400 SF Each
- Located in the Highly Desirable Retail Corridor on Germantown Parkway
- Diverse & Long-Standing Tenants: Game Stop, Wayback, Moe's Southwest Grill, Lenny's....
- Retail Build-Out w/ Counter | 2 Dressing Rooms
- Space fronts the Most Highly Traveled Road in Shelby County **60,000+ Vehicles Daily**
- Ample Parking | 200 Surface Spaces
- Lease Rate: Negotiable NNN: \$10.17 ±

LOCATION!
LOCATION!
LOCATION!



Only One Space Available | 2,800 SF or Sub-Divided into Two

LEASE TERMS NEGOTIABLE



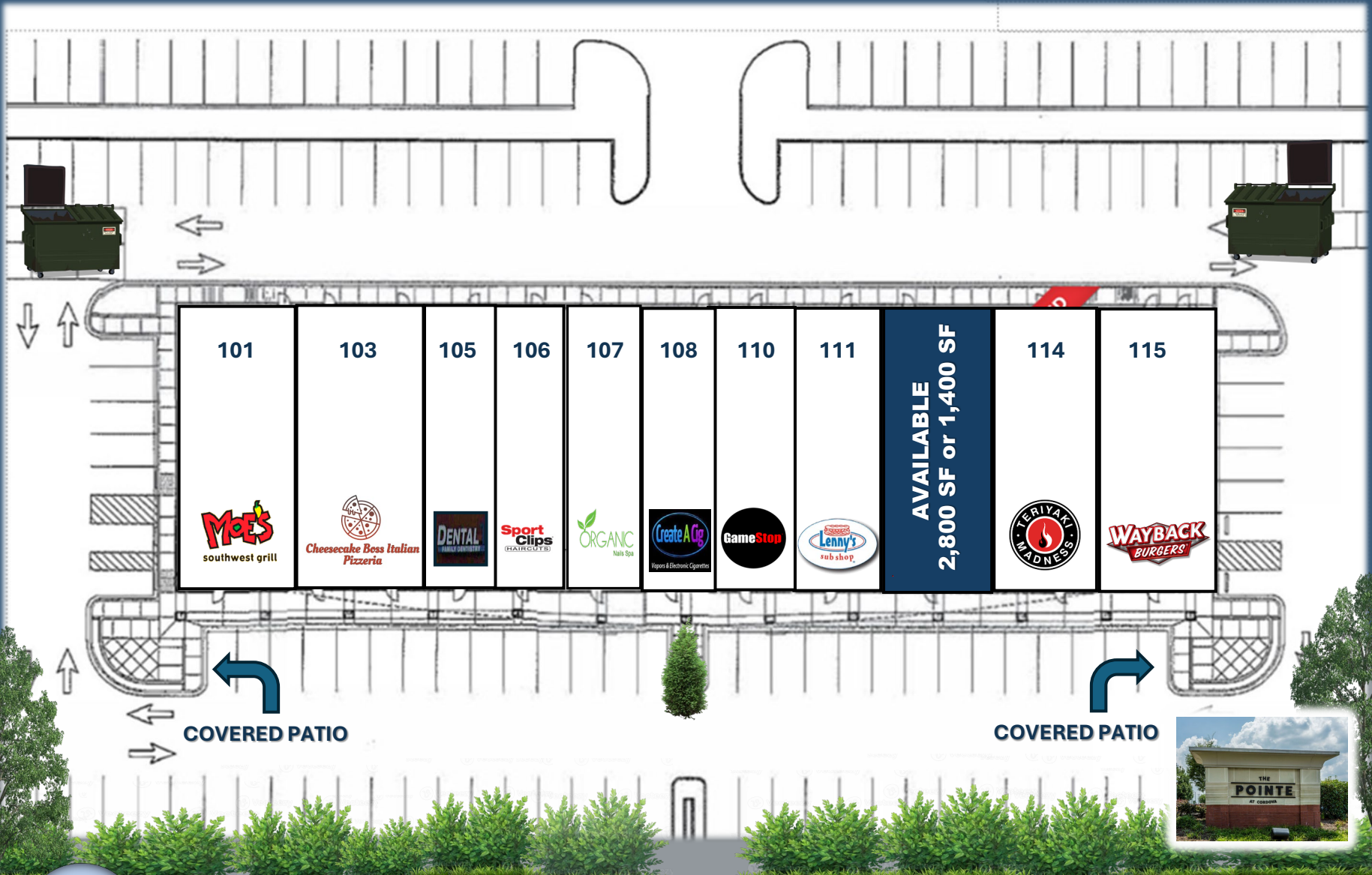
FRANK DYER III, CCIM, RPA
(C) 901.277.8183
frank@gillprop.com



BARRY MAYNARD
(C) 901.230.4265
barry@gillprop.com

TENANT LAYOUT

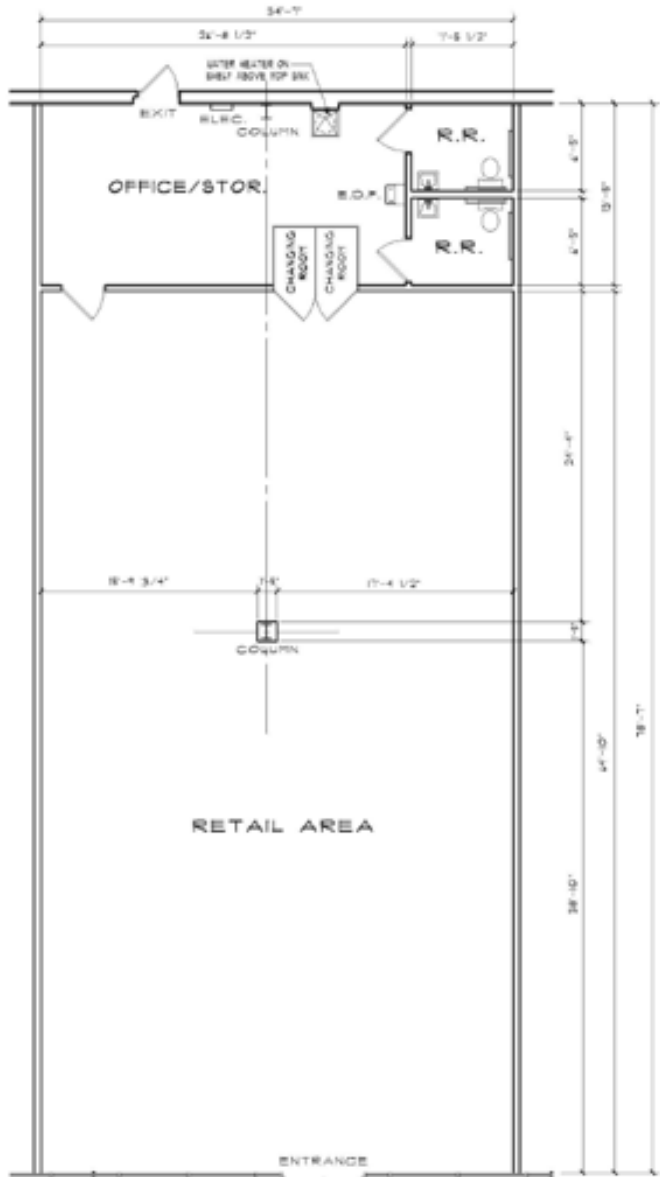
*AMPLE PARKING | 200



GERMANTOWN PARKWAY * 60,000+ VPD



Suite 112 | 2,800 SF





465 N Germantown Pkwy
Cordova, TN 38018



58,404
Households



\$89,763
HH Income



443,562
Population (10mi)



60,000+
Daily Traffic Count



Germantown Parkway

The Pointe at Cordova