

FORMER ASHLEY HOMESTORE FOR SALE

7951 Winchester Road | Memphis, Tennessee



EXCLUSIVELY OFFERED BY:

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PROPERTY OVERVIEW





Property Features

- High average household incomes over \$122,000 in a 5 mile radius
- Located in Centennial Crossing shopping center with national tenants such as Costco, Lowe’s, PetSmart, Walgreens, Starbucks, and more
- ±0.5 miles from Interstate 385 (Bill Morris Parkway) with 92,182 VPD
- Directly across from the FedEx World Headquarters

Property Summary

- **Price: \$7,432,200**
- Building: ±49,548 SF
- Land Size: ±4.97 AC (±216,493 SF)
- Year Built: 2005
- Parcel Number: 08-1084-0-0030 & D0-242-0-0421

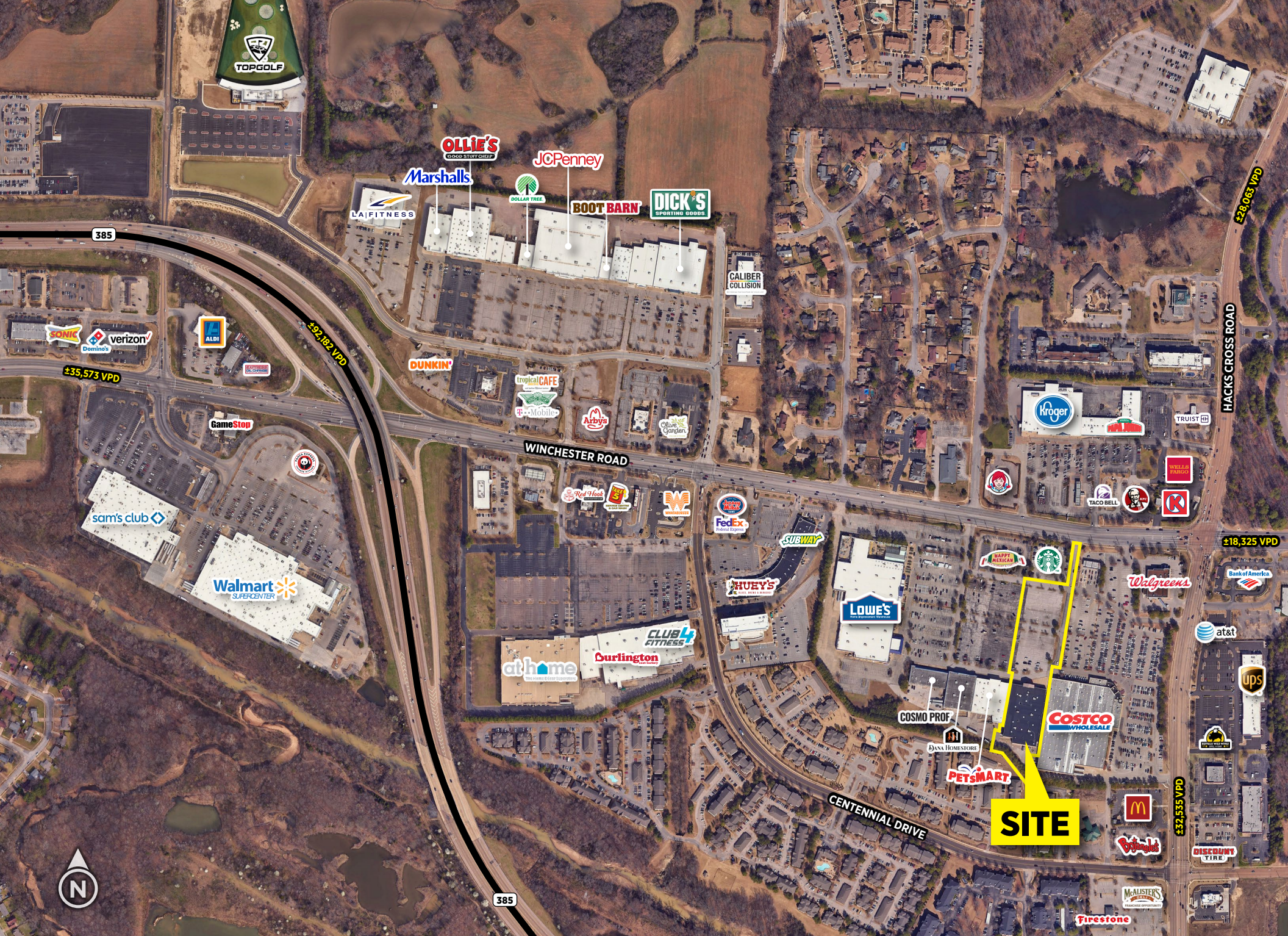
Demographics: *ESRI 2025

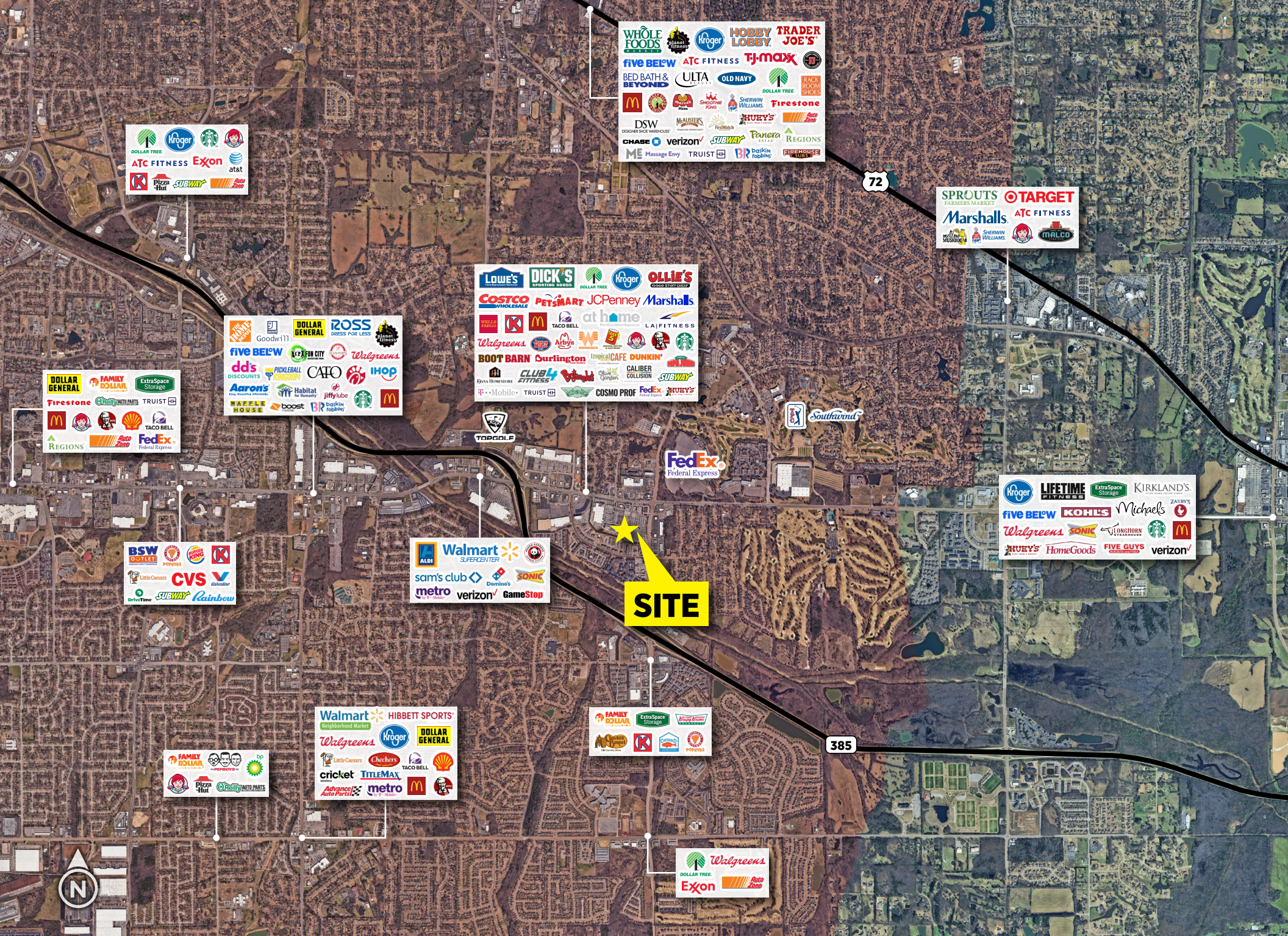
	1 MILE	3 MILES	5 MILES
Population 	8,146	76,183	176,536
Average Household Income 	\$112,264	\$118,224	\$122,160
Daytime Population 	14,854	68,262	186,566
Households 	4,116	31,243	71,406

Traffic Counts: *COSTAR 2025

NORTH ON HACKS CROSS ROAD	±28,063 VPD
SOUTH ON HACKS CROSS ROAD	±32,535 VPD
EAST ON WINCHESTER ROAD	±18,325 VPD
WEST ON WINCHESTER ROAD	±35,573 VPD







WHOLE FOODS MARKET
five BE'W
BED BATH & BEYOND
DSW
CHASE
ME
Kroger
ATC FITNESS
ULTA
OLD NAVY
SHERWIN WILLIAMS
FIRESTONE
TJ-MAXX
DOLLAR TREE
Panera
Regions
Hobby Lobby
Trader Joe's

DOLLAR TREE
Kroger
Starbucks
ATC FITNESS
Exxon
at&t
Pizza Hut
SUBWAY
Auto Zone

SPROUTS FARMERS MARKET
Marshall's
ATC FITNESS
Target
Sherwin Williams
Malco

Lowe's
Dick's Sporting Goods
Kroger
OLLIE'S
Costco Wholesale
PETS MARY
JCPenney
Marshall's
at home
LA FITNESS
Walgreens
Taco Bell
Baskin Robbin
Dunkin'
BOOT BARN
Curlington
COSMO PROF
FedEx
JUEY'S

Goodwill
DOLLAR GENERAL
ROSS
DRESS FOR LESS
five BE'W
PICKLEBALL KINGDOM
CAFO
Walgreens
IHOP
Aaron's
Habitat for Humanity
boost
jiffy lube
Baskin Robbin
Starbucks
McDonald's

DOLLAR GENERAL
FAMILY DOLLAR
ExtraSpace Storage
Firestone
O'Reilly AUTO PARTS
TRUIST
McDonald's
Kroger
Taco Bell
Regions
Auto Zone
FedEx

BSW
CVS
SUBWAY
Rainbow

Walmart
ALDI
sams club
metro
verizon
GameStop

Walmart
HIBBETT SPORTS
Walgreens
Kroger
DOLLAR GENERAL
cricket
TITLEMAX
metro
McDonald's
Kroger

FAMILY DOLLAR
CVS
SUBWAY
Rainbow

FAMILY DOLLAR
ExtraSpace Storage
Kroger
Walgreens

Walgreens
DOLLAR TREE
Exxon
Auto Zone

Kroger
LIFETIME FITNESS
ExtraSpace Storage
KIRKLAND'S
five BE'W
Kohl's
Michael's
Walgreens
SONIC
HomeGoods
verizon
JUEY'S
FIVE GUYS
McDonald's

LOCATION & MARKET SUMMARY - MEMPHIS, TENNESSEE

Memphis, Tennessee, is a dynamic metropolitan hub that blends a rich cultural legacy with a thriving modern economy. As the largest city in West Tennessee and the second-largest city in the state, Memphis has a population of more than 620,000 residents, with over 1.3 million people living in the greater metro area. This growing population base provides a strong foundation for workforce availability, retail demand, and long-term economic expansion.

Strategic Distribution Hub

Memphis is often referred to as “America’s Distribution Center” due to its unmatched transportation infrastructure. The city is home to FedEx’s global headquarters and SuperHub, which operates the busiest cargo airport in North America at Memphis International Airport. In addition, Memphis offers access to five Class I railroads, the nation’s fourth-largest inland port on the Mississippi River, and proximity to major interstates (I-40, I-55, and I-69). This multimodal network makes Memphis one of the most efficient and cost-effective locations for logistics, supply chain, and e-commerce distribution in the United States.

Diverse and Resilient Economy

While logistics is a cornerstone industry, Memphis boasts a diversified economy with major sectors in healthcare, agribusiness, advanced manufacturing, higher education, and financial services. Healthcare alone employs more than 60,000 people, anchored by St. Jude Children’s Research Hospital, one of the world’s premier pediatric research and treatment centers, and Methodist Le Bonheur Healthcare. Other Fortune 500 and major corporate employers include International Paper, AutoZone, Smith & Nephew, First Horizon National Corporation, and ServiceMaster. This broad employment base supports continued demand for retail, office, and industrial space across the metro.

Demographics & Market Growth

Memphis benefits from a young and diverse workforce, with a median age of 34.6 years and a median household income of approximately \$60,000 in the metro area. Its affordability compared to other major markets has attracted both businesses and residents seeking lower costs of living while maintaining access to strong employment opportunities. Economic development initiatives, infrastructure improvements, and revitalization efforts in Downtown Memphis are fueling long-term growth, particularly in the urban core and surrounding neighborhoods.



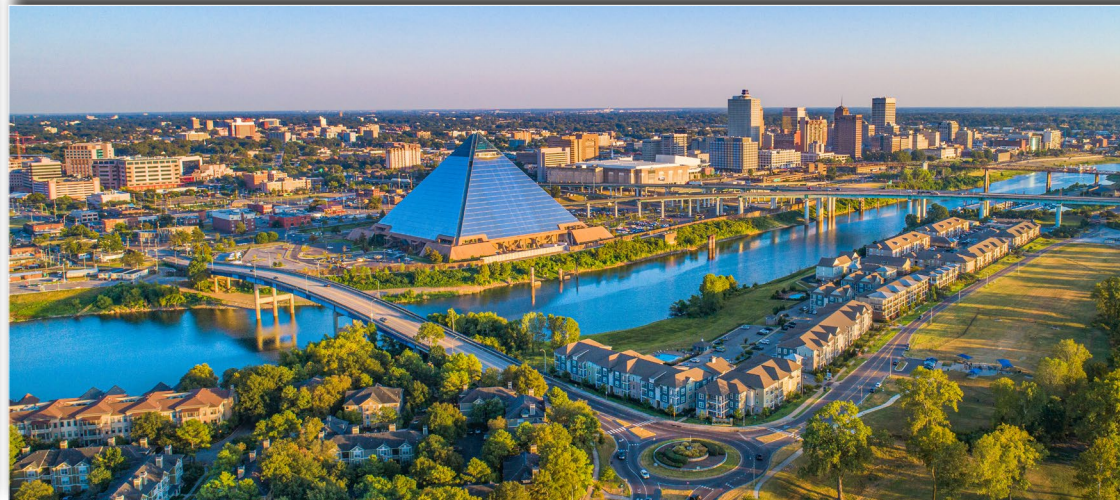
LOCATION & MARKET SUMMARY - MEMPHIS, TENNESSEE

Lifestyle & Culture

Memphis is recognized worldwide as a cultural destination, celebrated for its role in the birth of blues, soul, and rock 'n' roll. Music landmarks such as Beale Street, Sun Studio, and Graceland attract millions of visitors annually, while the National Civil Rights Museum underscores the city's historic importance. Sports and recreation are also central to the lifestyle, with the NBA's Memphis Grizzlies, the Memphis Redbirds (Triple-A affiliate of the St. Louis Cardinals), and the University of Memphis Tigers providing year-round entertainment. The city also offers abundant outdoor amenities, including Shelby Farms Park—one of the largest urban parks in the country—and access to the Mississippi River.

Business-Friendly Environment

Memphis continues to attract investment due to its business-friendly climate, competitive operating costs, and strong workforce development programs. The presence of multiple higher education institutions, including the University of Memphis and Southwest Tennessee Community College, supports talent pipelines for key industries. Public-private partnerships and incentives from organizations like the Greater Memphis Chamber and EDGE (Economic Development Growth Engine) further strengthen the region's ability to compete nationally for jobs and capital investment.



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