



NOW LEASING | RETAIL SPACE AVAILABLE



KIMBROUGH CENTER

1495-1511 UNION AVENUE, MEMPHIS, TN 38104

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KIMBROUGH CENTER

1495-1511 Union Avenue, Memphis, TN 38104

PROJECT SUMMARY

This exciting retail renovation project of the 1950's era Kimbrough Center is strategically located in the heart of Midtown Memphis at the southwest corner of Union Avenue and Kimbrough Place just east of the Methodist University Hospital, the Southern College of Optometry campus and the larger medical district.

Area retail includes Kroger, Home Depot, CVS, Walgreens and many others.

AVAILABLE

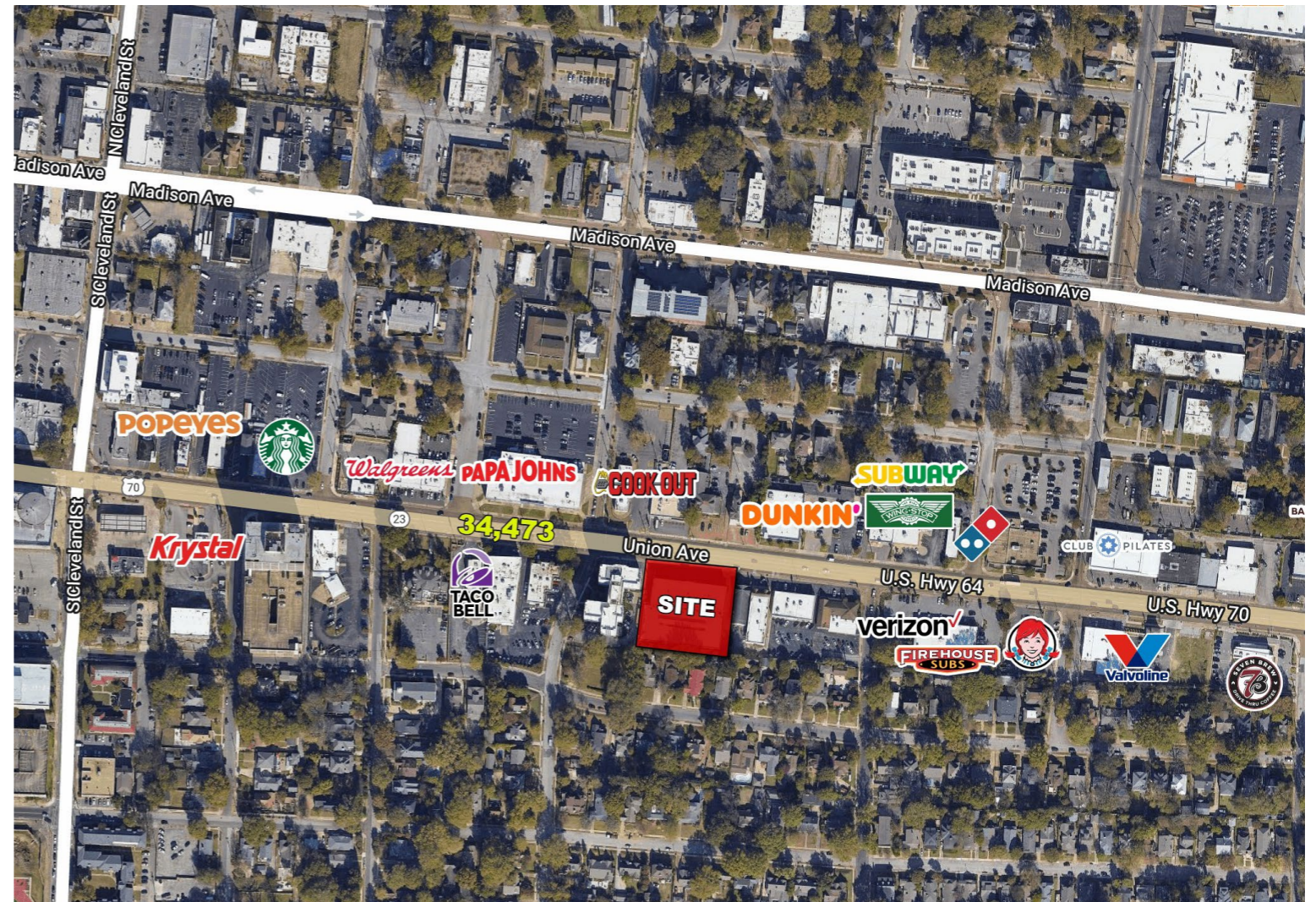
1495 Union Avenue - 3,000 SF (Divisible)

1511 Union Avenue - 5,400 SF (Divisible)

RATES | NNN

Base Rent - \$25.00 PSF

Operating Expenses - TBD



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	18,535	115,615	216,194
Average HH Income	\$76,177	\$60,153	\$58,409
Average Age	40	39	38
Daytime Employment	25,165	98,592	132,373

Demographic & Traffic Count Information Provided by Costar and SitesUSA

TRAFFIC COUNTS



44,641 VPD
UNION AVENUE

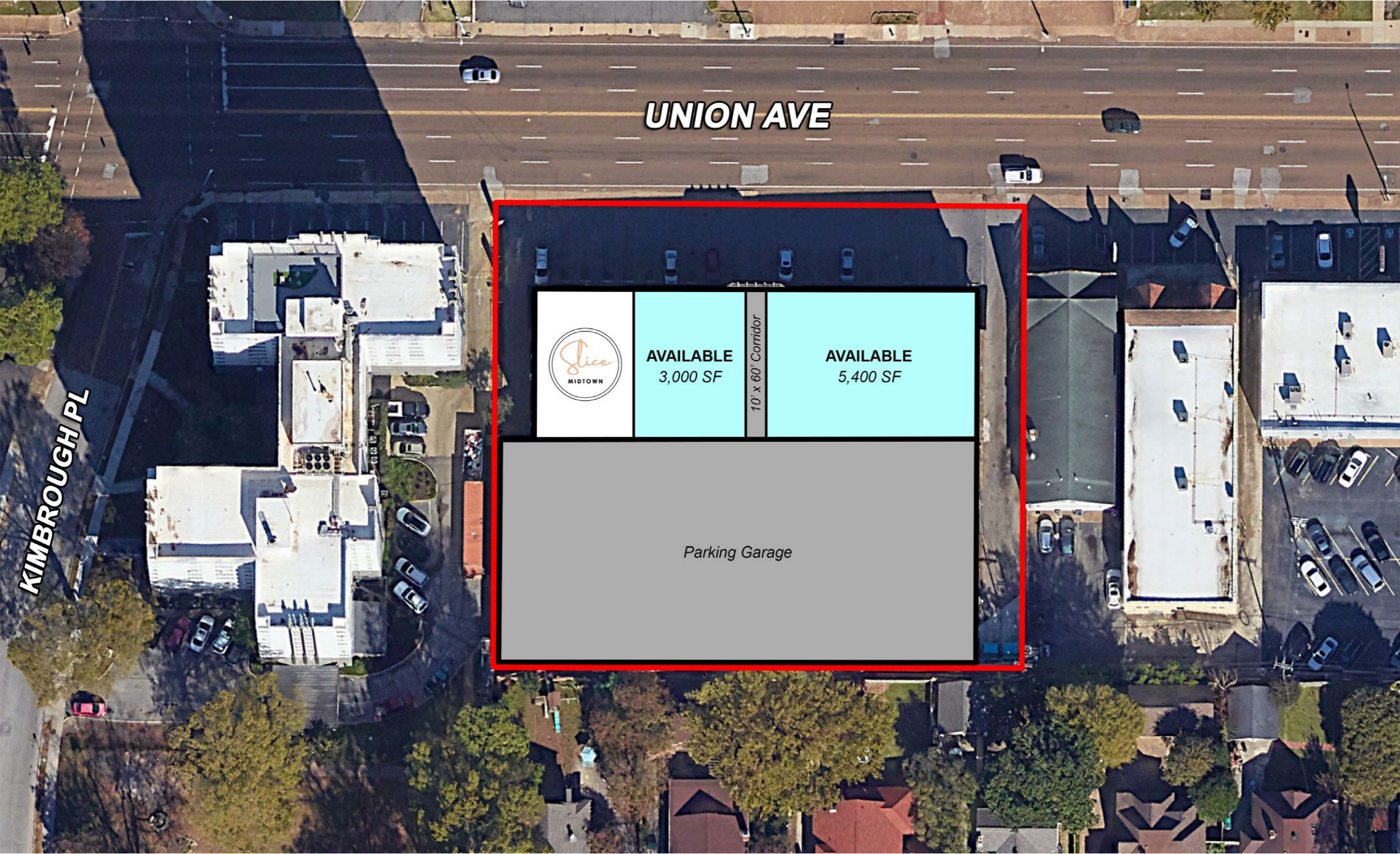
AREA RETAIL



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SITE PLAN



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AERIAL

