

Mendenhall Square Mall

**3540-3570 S. Mendenhall Rd.
Memphis, TN 38115**



POWER CENTER ACADEMY

HICKORY HILL

RETAIL SPACE AVAILABLE

AGENT:

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GILL
PROPERTIES

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AGENT:

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PROPERTY HIGHLIGHTS



Mendenhall Square Mall Corner of Winchester & S. Mendenhall Rd. Memphis, TN 38115

- **AVAILABLE:** Up to 33,000 SF (+/-)
- **SIGNAGE:** Two Pylon Signage Points
- **HIGH VISIBILITY:** Center is located at the corner of S. Mendenhall Rd. and Winchester Rd.
- **PARKING:** 500+ Spaces
- **LONG-TERM ANCHORS:** Power Academy Schools & Christ Community Health Services
- **SECURITY:** Camera Monitored



TERMS: \$13.00 PSF | +NNN
***NEGOTIABLE**

FOR LEASE

AVAILABLE

UP TO 33,000+ SF AVAILABLE



-/+ 1 AC

FRONTING WINCHESTER RD.



AVAILABLE
OUTPARCEL

GROUND LEASE

TENANTS

1. La Fiesta Market
2. Cash American Pawn
3. Power Center Academy | 9th & 10th Grade
4. Christ Community Health Services
5. Power Center Academy | Hickory Hill High School
6. Power Center Academy | Elementary School
7. Power Center Center Academy | Preschool
8. AVAILABLE | 10,021 SF
9. AVAILABLE | 4,052 SF
10. AVAILABLE | 19,150 SF
11. AVAILABLE – OUTPARCEL
12. Best Wash Laundromats

TENANT LAYOUT



AREA HIGHLIGHTS



DAILY TRAFFIC

Mendenhall Rd: 21,500+

Winchester Rd: 28,609+

DEMOGRAPHICS

	<u>1 MI</u>	<u>3 MI</u>	<u>5 MI</u>
Population	14,714	87,516	188,101
Ave. HH Income	\$56,873	\$55,474	\$74,357
Households	4,893	32,106	72,957

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