

# GERMANTOWN PARK

AT SHELBY FARMS

8000 Centerview Parkway  
Memphis, TN 38018

MEDICAL OFFICE SPACE



CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS

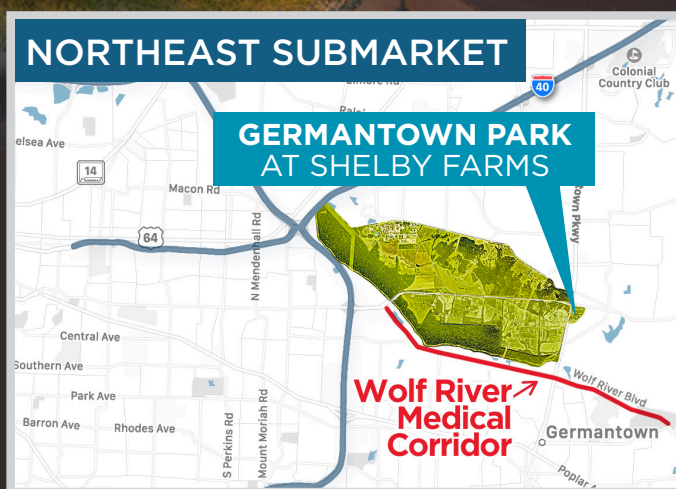
6,964 – 29,409 SF AVAILABLE



## 29,409 SF Contiguous Available

Germantown Park at Shelby Farms medical office space is located less than (5) miles from Baptist Memorial Hospitals, Methodist LeBonheur, Campbell Clinic and St. Francis Hospital. These and many other medical related businesses run along the Wolf River Medical Corridor.

The park-like setting is within close proximity to the Wolf River Medical Corridor and offers a central location for patients visiting from the Collierville, Germantown and Bartlett suburbs, as well as Midtown and East Memphis.



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## BUILDING HIGHLIGHTS



**116,082** Total building SF

**29,409** Contiguous SF



Dedicated office space for  
medical professionals



24-hour building access



Building signage opportunity



Uniformed and roving security



Monument signage available  
facing Germantown Parkway



388 available parking spaces



Adjacent to Shelby Farms Park



Traffic signal on Timber Creek  
for easy ingress/egress at  
Germantown Parkway



On-site property management



Full floor available

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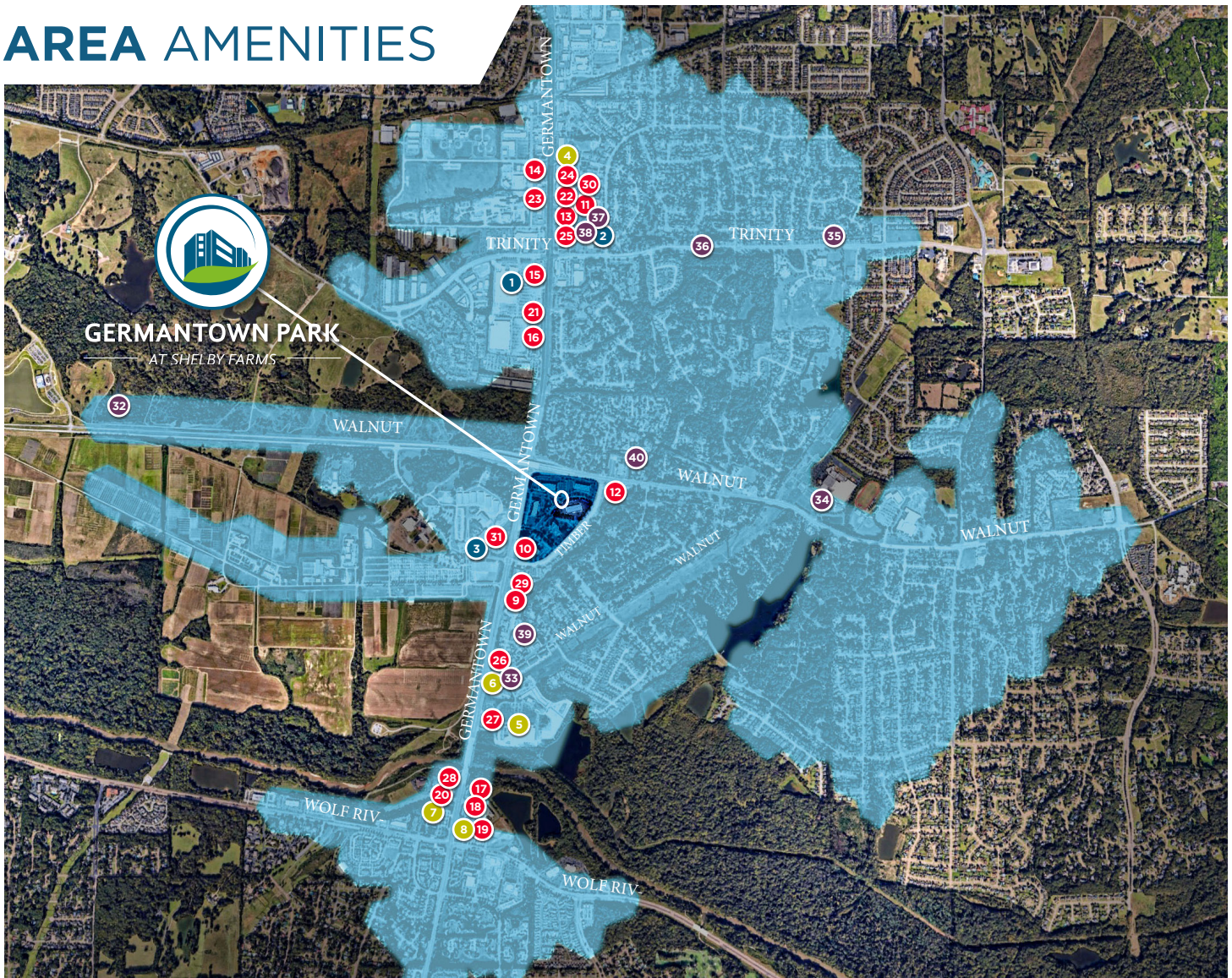


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## AREA AMENITIES



### Grocery

- 1 Walmart
- 2 Kroger
- 3 Agricenter's Farmer's Market

### Community Serving Retail

- 4 CVS
- 5 Lowe's
- 6 Circle K
- 7 Office Depot
- 8 Exxon

### Food

- 9 Krystal
- 10 One & Only BBQ
- 11 El Mezcal Mexican
- 12 Subway
- 13 McDonald's
- 14 Wendy's
- 15 Panda Express
- 16 Moe's
- 17 Chick-fil-a
- 18 Starbuck's
- 19 Taco Bell

- 20 Waffle House
- 21 Rafferty's
- 22 Panera Bread
- 23 Chipotle
- 24 Forever Young Beauty Bar
- 25 Region's Bank
- 26 Orion Federal Credit Union
- 27 Crumphy's Hot Wings
- 28 Las Tortugas
- 29 Guthrie's Chicken
- 30 Villa Castrioti
- 31 The Butcher Shop Steakhouse

### Civic/Community Facilities

- 32 Shelby Farms Park
- 33 La Petite Academy (daycare)
- 34 Hope Church
- 35 Memphis Fire Station #54
- 36 Cordova Library
- 37 Baptist Minor Medical Center
- 38 The Little Clinic
- 39 Beijing Modern Acupuncture
- 40 The Church of Jesus Christ of Latter Day Saints

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## AERIAL MAP



## AREA DEMOGRAPHICS

5 Mile Radius



**Population**  
166,236



### Traffic Counts

Walnut Grove Road  
Germantown Parkway

39,835 AADT  
55,221 AADT



**Average Household Income**  
\$133,366

### Drive Time

From Poplar  
From I-240  
From Wolf River Corridor

9 minutes  
8 minutes  
7 minutes

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