# FOR LEASE



#### **LOCATION DESCRIPTION**

24,800 SF retail center located on the northwest corner of N Germantown Parkway and Club Center Drive in Cordova, Tennessee

#### **PROPERTY HIGHLIGHTS**

- 1,400 SF to 2,800 SF spaces available
- Adjacent to the Cordova Skating Center, Bowling Center and YMCA
- Area retailers include Kroger, Malco Theatres, Marshalls, Crunch Fitness, HomeGoods, Incredible Pizza, Aldi, Ace Hardware, Dollar Tree, Party City, Petco, Walgreens, CVS, Whataburger and more
- Traffic Count (AADT): Germantown Pkwy 46,105



**DEMOGRAPHICS** 

3 MILES 5 MILES

Population	12,683	70,635	166,907	
Daytime Population	12,123	67,138	164,764	
Households	5,653	28,903	66,152	
Average HH Income	<mark>\$8</mark> 4,073	\$93,130	\$106,399	

1 MILE



#### JON ISBELL

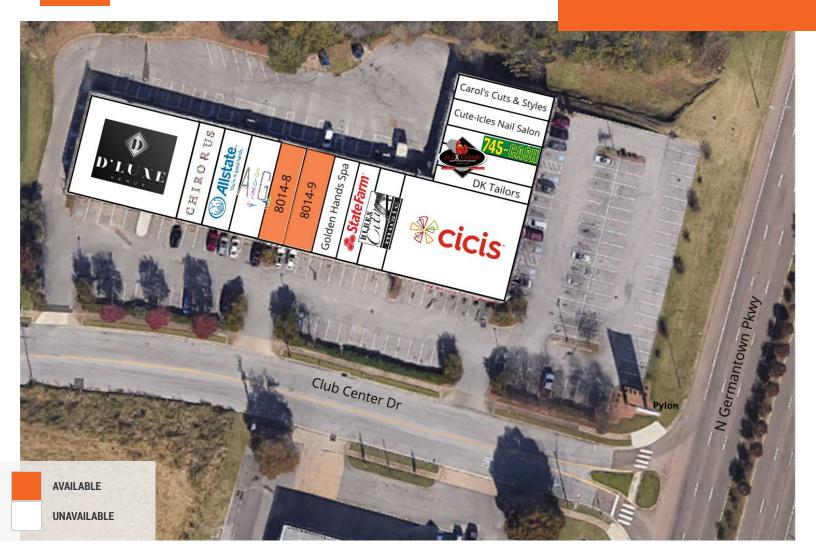
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SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE S
8014-3	D'Luxe Venue	4,900 SF	8014-12	Blues City Music	2,200 SF
8014-5	Chiro-R-Us	2,100 SF	1425-1	Cicis Pizza	3,970 SF
8014-6	Allstate	1,400 SF	1425-2	DK Tailors	1,115 SF
8014-7	Colours Salon	1,398 SF	1425 <mark>-</mark> 3	Alex Farms Chicken Salad	1,400 SF
8014-8	Available	1,400 SF	1425-4	745-Cash	1,399 SF
8014-9	Available	1,400 SF	142 <mark>5-5</mark>	Cute-Icles Nail Salon	1,400 SF
8014-10	Golden Hands Spa	1,400 SF	1425-6	Carol's Cuts & <mark>Styles</mark>	1,400 SF
8014-11	State Farm	1,600 SF			

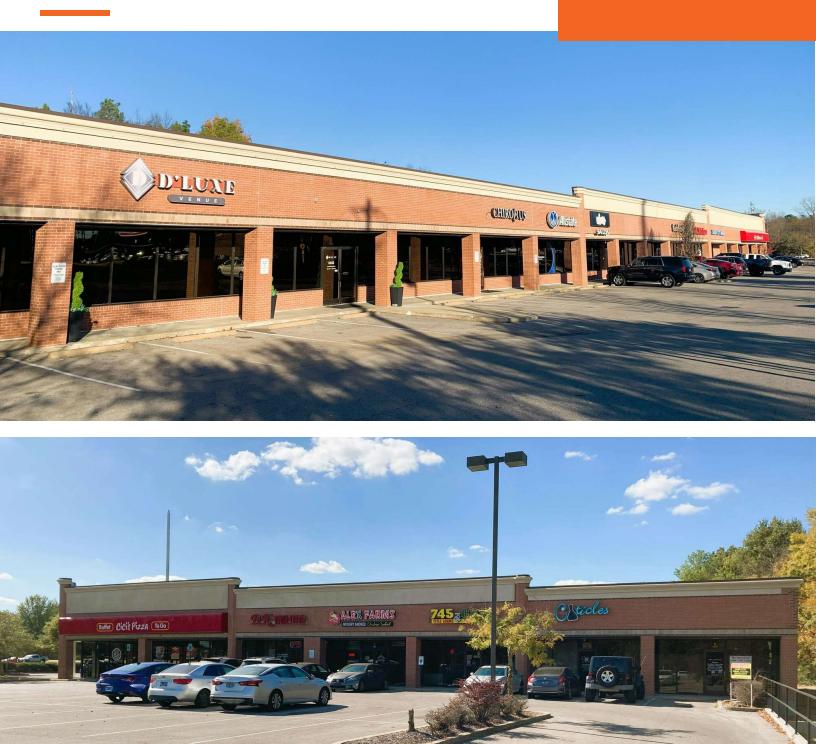


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