

OFFERING BROCHURE

LAMAR CROSSING SHOPPING CENTER

MEMPHIS, TENNESSEE

DISCOUNT ORIENTED STRIP
CENTER WITH STRONG
HISTORICAL OCCUPANCY

ADDITIONAL UPSIDE THROUGH RENT
GROWTH, VACANCY LEASEUP AND
OUTPARCEL DEVELOPMENT

DENSELY POPULATED AND GOOD
VISIBILITY ALONG THE HEAVILY
TRAVELED LAMAR AVE



PROPERTY OVERVIEW

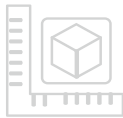
ADDRESS

2926-2938 Lamar Avenue
Memphis, TN 38114



SIZE

64,800 SF



YEAR BUILT

2006



LAND AREA

9.55 Acres



FINANCIALS

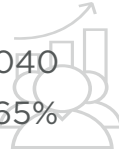
Asking Price: \$6,330,000

Cap Rate: 8.50%

Price/SF: \$98

Year 1 NOI: \$538,040

10 Year CAGR: 4.65%



OCCUPANCY

87.41%



ZONING

CMU-1: Commercial

Mixed U



KEY TENANTS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	11,927	95,400	234,560
Total Households	5,201	43,495	103,272
Total Housing Units	5,989	49,704	118,179
Average Household Income	\$60,450	\$75,819	\$80,356



Lamar Avenue
33,479 VPD



OFFERING HIGHLIGHTS



SUPERIOR CURB APPEAL

- Limited recent construction in the immediate area making Lamar Crossing the best in class strip center along Lamar Ave meaning the Property will continue to attract the best tenants in the trade area.
- Value to add thru mark-to-market opportunities and possible outlot development



LONG STANDING TENANCY

- Current tenants have been occupants of the center for an average of over 13.5 years.
- Eight tenants have been occupants since 2008 or earlier.
- Over 80% of GLA leased to national brands, including Dollar Tree, Citi Trends, Shoe Show, and Rainbow.



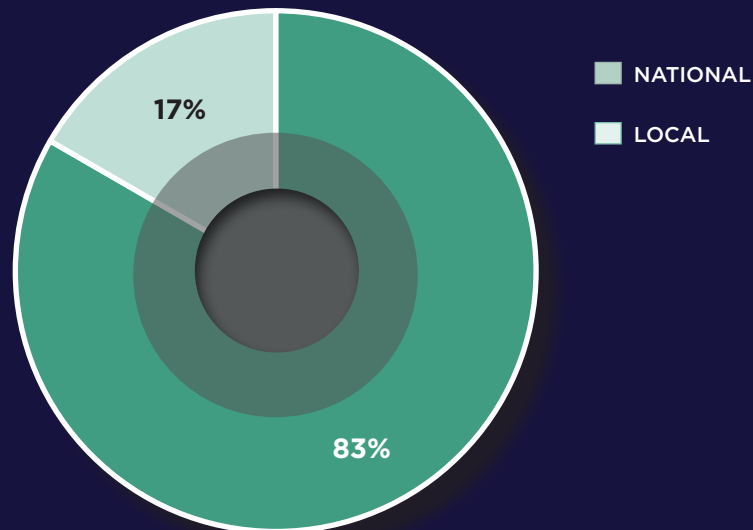
DEMOS AND LOCATION

- The 3-mile radius around Lamar Crossing boasts a population of over 95,000 residents with an average household income of nearly \$76,000. The Property is located just inside I-240, Memphis' Inner Loop, which sees traffic counts of over 140,000 VPD.

TENANCY HIGHLIGHTS

	SF	% OF GLA	% OF REVENUE
MAJOR TENANTS			
CitiTrends	12,000	18.52%	18.12%
Dollar Tree	9,000	13.89%	15.32%
Madrag	8,507	13.13%	12.74%
Total Major Tenants			
SHOP TENANTS (EXCLUDING MAJORS)			
Beauty Zone	6,400	9.88%	9.22%
Shoe Show	4,100	6.33%	8.89%
Rainbow	4,100	6.33%	7.39%
City Gear	4,000	6.17%	8.53%
Ashley Stewart	3,900	6.02%	8.05%
Check Into Cash	1,600	2.47%	4.66%
Golden Jewelers	1,600	2.47%	3.97%
Cute Nails	1,440	2.22%	3.12%
National Tenants			
National Tenants	17,700	27.31%	46.18%
Local			
Local	9,440	14.57%	53.82%
Available	8,159	12.59%	
Total Shop Tenants	27,140	47.91%	
Total Property	64,800		

NATIONAL VS. REGIONAL VS. LOCAL
% OCCUPIED GLA



KEY TENANTS

CITITRENDS



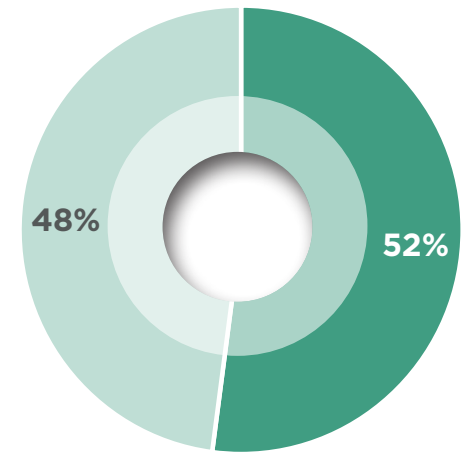
DOLLAR TREE

MADRAG



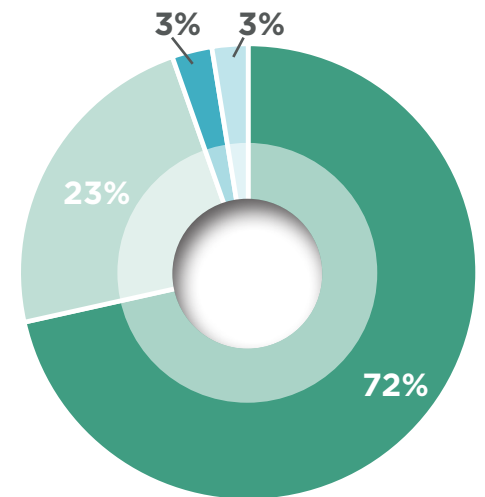


SPACE BREAKDOWN BY TOTAL GLA



MAJOR TENANTS SHOP TENANTS

TENANCY TYPE BY GLA



SOFT GOODS DISCOUNT
FINANCIAL SERVICE



[RETAIL INVESTMENT ADVISORS]

- | | | | | | | | | | |
|---------------------------|----------------------------|------------------------|---------------------------|--------------------------------------|-------------------------|---------------------------|------------------------------------|-------------------------|-------------------------------|
| ATLANTA
Georgia | CHICAGO
Illinois | DALLAS
Texas | DENVER
Colorado | EAST RUTHERFORD
New Jersey | MIAMI
Florida | PHOENIX
Arizona | SAN FRANCISCO
California | WASHINGTON
DC | NASHVILLE
Tennessee |
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