

3785 FOREST HILL IRENE RD

MEMPHIS, TN 38125





PROPERTY DESCRIPTION

Three Parcels Available for Ground Lease at High Traffic Lighted Intersection of Forest Hill Irene Rd and Winchester Rd

PROPERTY HIGHLIGHTS

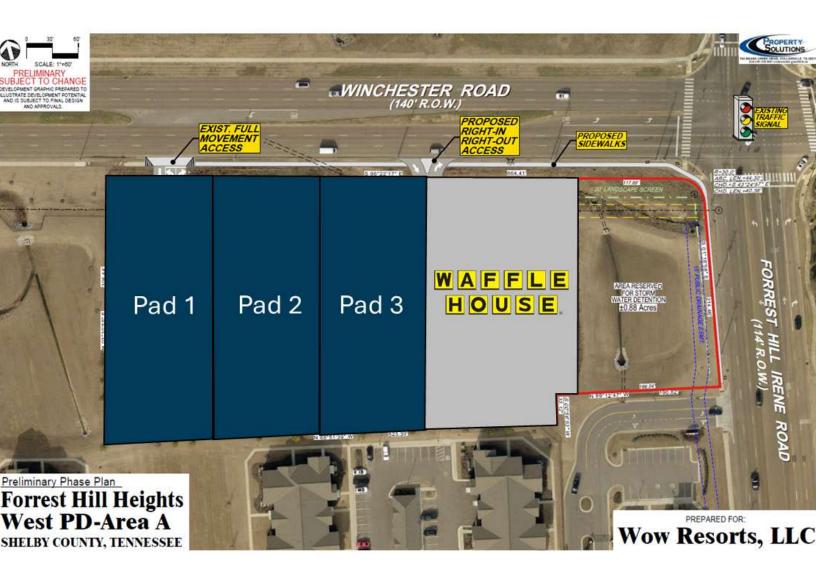
- · Pad Ready Site directly on Winchester Road
- Surrounding tenants include First Horizon Bank, ThyssenKrupp Corporate Office, Hyatt Place Hotel, Exxon, & more
- Less than 1/4 of a mile from FedEx World HQ, Orgill Corporate Office, TK Corporate Office, First Horizon, and more
- Area Retailers: Target, Sprouts Farmers Market, Marshalls, Mellow Mushroom, MALCO, ATC Fitness, Rock & Roll Sushi, Hotworx, Soul Fish Cafe, Orange Theory, The Toasted Yolk, and many more
- Traffic Counts: Forest Hill Irene Rd (17,171 AADT) and Winchester Rd (15,115 AADT)

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,668	6,120	18,392
Total Population	3,616	15,200	45,534
Average HH Income	\$169,595	\$172,481	\$154,817



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SUITE	TENANT NAME	SPACE SIZE
Pad 1	Available	0.86 Acres
Pad 2	Available	0.84 Acres
Pad 3	Available	0.83 Acres
Pad 4	Waffle House	1.14 Acres