

**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

**GRADY COTHAM**

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Preliminary Phase Plan  
**Forrest Hill Heights**  
**West PD-Area A**  
SHELBY COUNTY, TENNESSEE

PREPARED FOR:  
**Wow Resorts, LLC**

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

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