

# FOR LEASE SHELBY SQUARE

6990 E SHELBY DRIVE | MEMPHIS | TN 38125



## PROPERTY HIGHLIGHTS

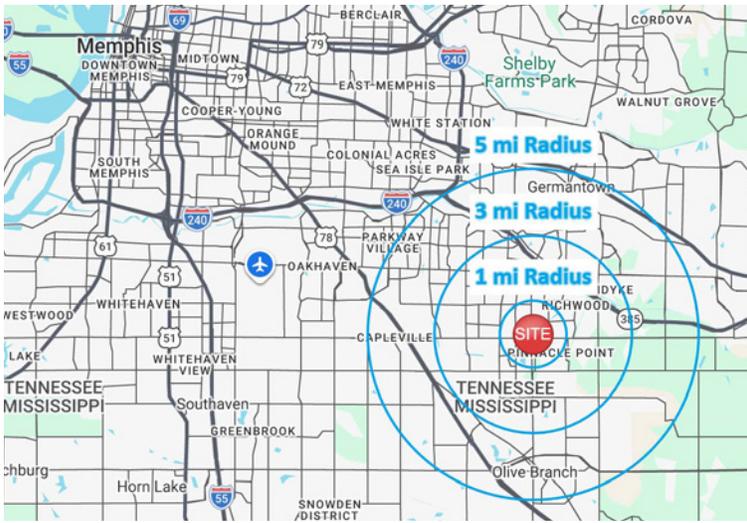
- High-performing Walmart Neighborhood Market draws consistent daily traffic
- Co-tenants include: Rainbow, Roses, Advance Auto Parts, Hibbett Sports & DaVita
- Located on one of South Memphis' busiest corridors
- Surrounded by dense residential and strong daytime population
- Excellent visibility, signage, and direct access from both E. Shelby Dr. and Riverdale Rd.
- Ample parking and strong co-tenancy synergy with regional and national retailers
- Intersection Traffic: 57,900 AADT
- GLA of +/- 145,073 SF

**LEASING INFO: 877.459.9605**

[Leasing@GatorInvestments.com](mailto:Leasing@GatorInvestments.com)

**www.GatorInvestments.com**

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016



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### DEMOGRAPHICS

2025 Estimates

TRADE AREA	1 MILE	3 MILE	5 MILE
	13,668	83,252	165,854
	\$95,139	\$88,209	\$100,966
AGE	35	34	35

## AVAILABLE

1,856 SF - 11,990 SF



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James A. Goldsmith, Lic. Real Estate Broker