



Countrywood Crossing

2257 N GERMANTOWN PKWY
CORDOVA, TN 38016

CBRE National Retail
Partners - Midwest



DOMINANT POWER CENTER IN A MAJOR RETAIL DESTINATION

THE OFFERING

Qualified investors are presented with the opportunity to acquire Countrywood Crossing, a 118,159-square-foot power center in Cordova, Tennessee. The Property is strategically positioned at the Germantown Parkway exit off I-40, within the heart of the Wolfchase retail district—the primary retail destination in the Memphis MSA. As a dominant center within this node, Countrywood Crossing benefits from exceptional visibility and proximity to key traffic drivers, including Wolfchase Galleria, as well as shadow anchors such as Costco, Kohl's and Dick's Sporting Goods, while serving a trade area defined by dense and affluent suburban communities.

The Property features a strong and diversified roster of national tenants, contributing to durable brand equity, customer loyalty, and consistent operating performance. In addition, investors are afforded multiple avenues to enhance value, including two owned outparcel strips, an undeveloped parcel with ground lease potential, and opportunities to capture upside through mark-to-market leasing.

Investors have the ability to purchase the Fun City Parcel in addition to the subject offering.



Address	2257 N Germantown Pkwy Cordova, TN 38016
Square Footage	118,159 Square Feet
Lot Size	17.91 Acres
Year Built	2007
Occupancy	98.6%
In-Place NOI	\$2,555,164
10-YR NOI CAGR	3.59%
WALT	2.66



3.1M Visits TTM
(Placer.ai)



\$115,773
(Trade Area AHHI)



77,900 AVPD
(I-40 & Germantown Pkwy)



234,452
(Trade Area Population)

SITE PLAN



Tenant	Suite	GLA
Results Physiotherapy	2257-101	2,500
Brazillian Wax by Andrea	2257-103	1,600
Mattress Firm	2257-107	5,055
Prime Time Fitness	2257-109	2,981
Pei Wei	2257-110	3,300
Available	2257-111	1,700
Ageless Mens Health	2257-112	1,680
Face to Face Spa	2257-115	3,647
Torrid	2257-118	3,000
Amerlife Furniture	2261	8,000
Ross	2265	30,187
Nashcards	2269-101	4,000
Navy Federal	2269-103	6,000
Ulta	2273	10,006
Lane Bryant/Cacique	2289-103	6,600
Kirklands	2289-104	9,750
Jimmy John's	2293-101	1,850
Jared	2293-103	6,150
Verizon Wireless	2323-101	5,000
Cold Stone Creamery	2323-103	1,653
Nothing Bundt Cakes	2323-105	3,500



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