

**FOR  
LEASE**

# Kirby Gate Shopping Center

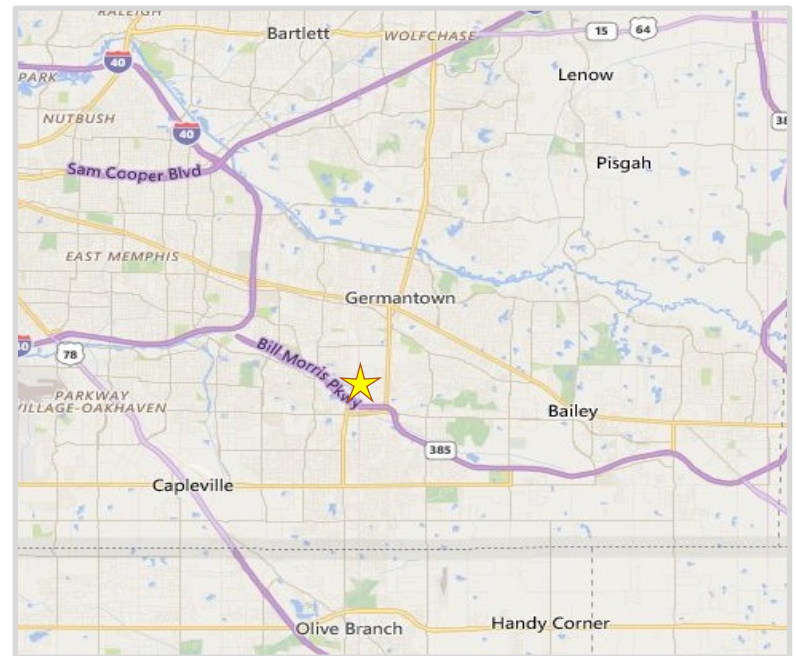
6518 - 6564 Quince Rd. | Memphis, TN 38119

Located at the corner of Quince Rd. and Kirby Pkwy.



## PROPERTY HIGHLIGHTS:

- 73,755 SF. Neighborhood Center
- 600 free surface parking spaces available (Ratio 8.13/1,000 SF)
- Easily accessed from Bill Morris Pkwy / Hwy. 385
- Anchored by Walgreens
- Pylon signage available on Quince Rd.



**TRAFFIC COUNTS:** Kirby Pkwy 33,369 VPD  
Quince Rd 11,711 VPD

## DEMOGRAPHICS

2024	1-MILE	3-MILES	5-MILES
Population	13,396	91,235	205,303
Households	5,795	36,717	79,276
Avg. HH Income	\$63,319	\$74,751	\$79,276



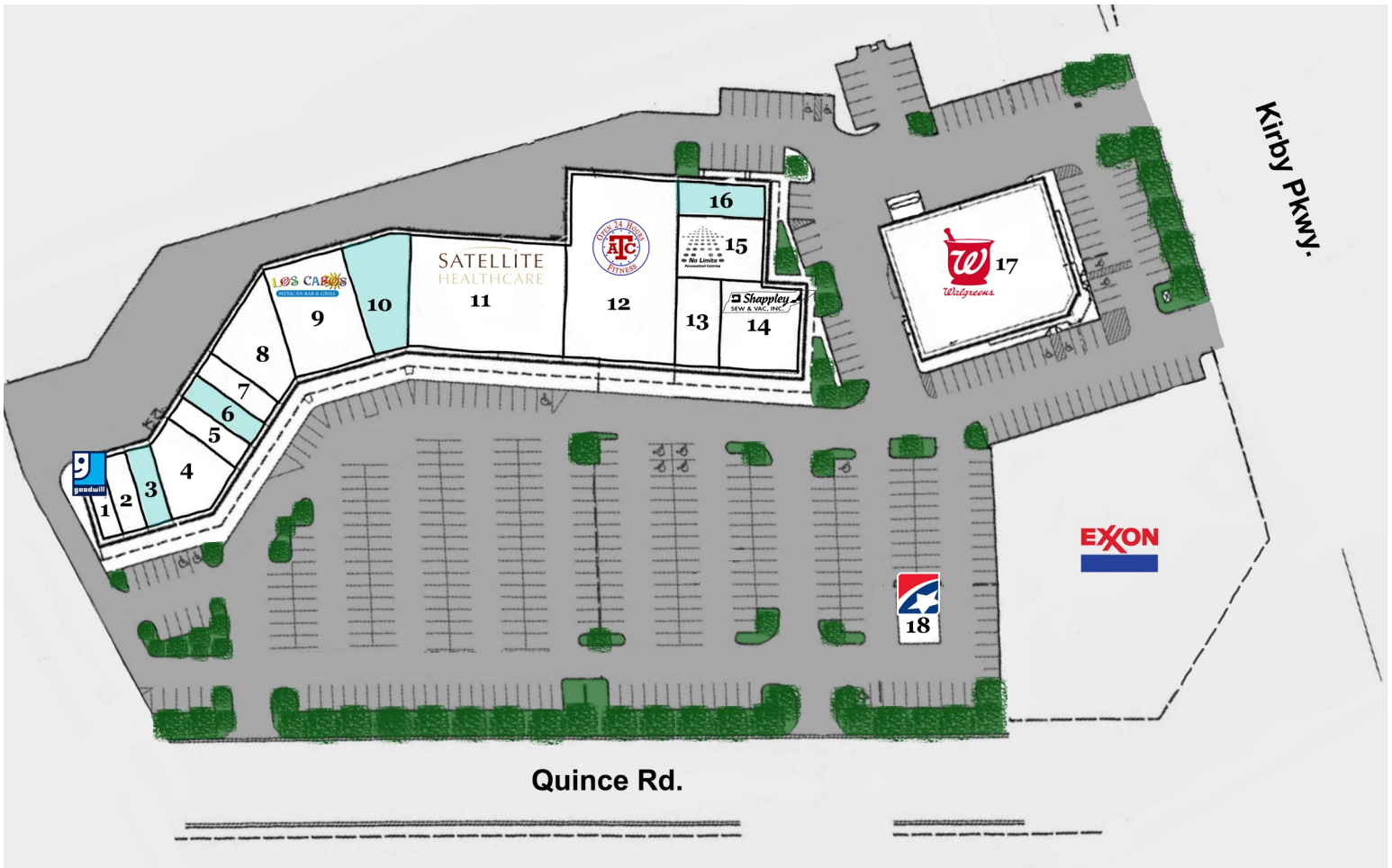
## FOR MORE INFORMATION:

Patty Bullock  
(o) 901.758.1100  
(c) 901.488.1008  
patty@gillprop.com

Jennifer Stewart  
(o) 901.758.1100  
(c) 901.652.3778  
jennifer@gillprop.com

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Memphis, TN 38119



1	Goodwill		
2	Chiropractic Clinic		
<b>3</b>	<b>AVAILABLE</b>	<b>1,300</b>	
4	Mayuri Indian Cuisine		
5	X'Pert Nails		
<b>6</b>	<b>AVAILABLE</b>	<b>1,400</b>	
7	Pizza Hut		
8	Flava House		
9	Los Cabos Bar & Grill		
<b>10</b>	<b>AVAILABLE</b>		<b>4,050</b>
11	Satellite Healthcare		
12	ATC Fitness		
13	Labor Finders		
14	Shappley Sew & Vac		
15	No Limits Tutoring		
<b>16</b>	<b>AVAILABLE</b>		<b>1,575</b>
17	Walgreens		
18	First Tennessee Bank		