



# For Sale



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**7675 Wolf River Circle**  
Germantown, TN 38138

**Suites**  
**103 & 202**

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**HENRY T. STRATTON III**  
901 312 4928  
henryt.stratton@colliers.com

**HENRY STRATTON, SIOR, CCIM**  
901 312 4913  
henry.stratton@colliers.com

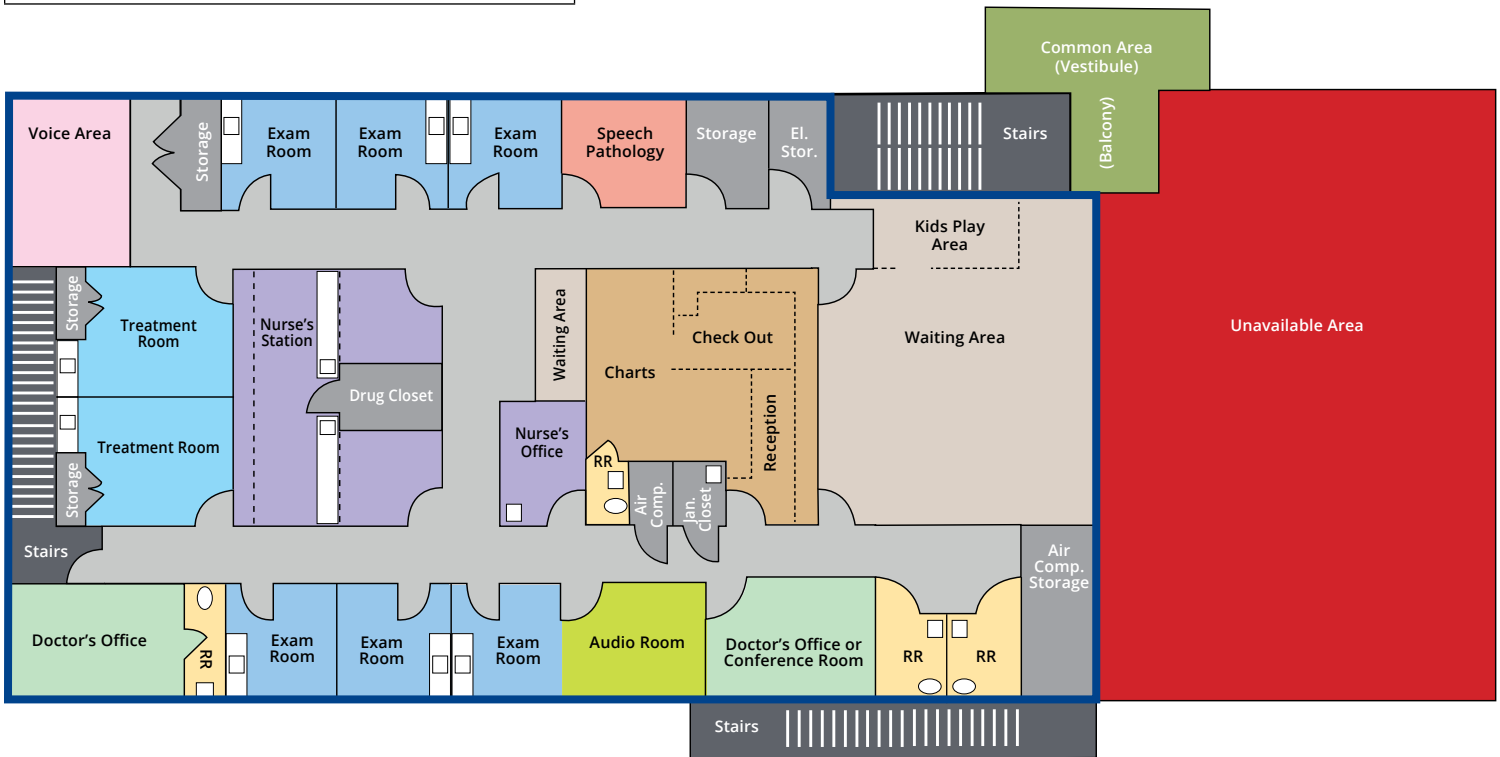
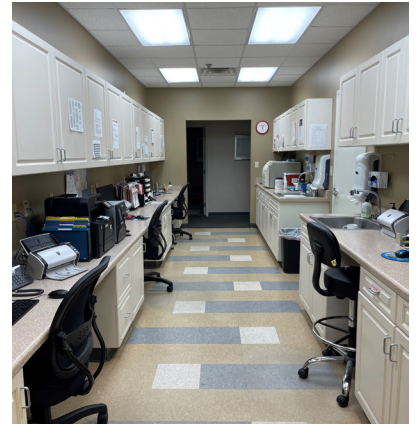
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6363 POPLAR AVE., SUITE 220  
901.375.4800  
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Accelerating success.

# For Sale - Suite 202

## Property Features

6,113± RSF
Elevator served
Reception waiting area
Sub-waiting area
Large nurse's station
Nurse's office
Two doctor's offices
Six exam rooms
Two treatment rooms
Speech pathology room
Audio room
Voice room
Drug closet
4 restrooms
Separate check-out window

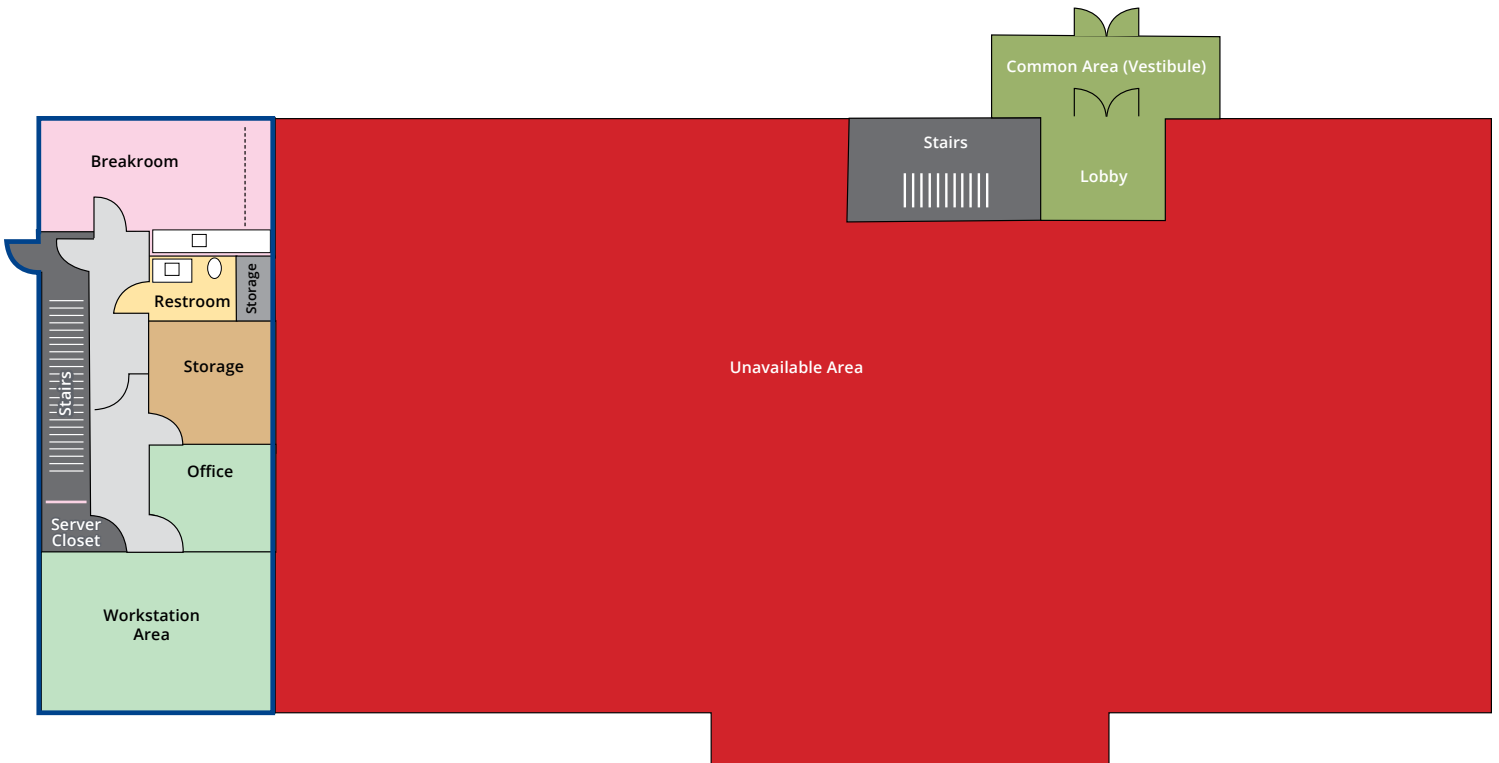
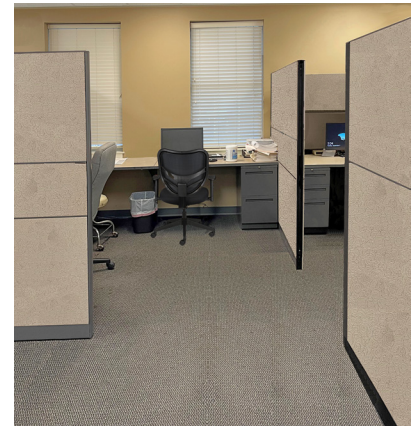


- |                        |          |                  |                |              |
|------------------------|----------|------------------|----------------|--------------|
| (Line) Available Space | Hallways | Exam Rooms       | Nurse's Areas  | Common Areas |
| Waiting Areas          | Storage  | Speech Pathology | Restrooms      | Unavailable  |
| Reception Areas        | Stairs   | Treatment Rooms  | Doctor Offices | Plumbing     |

# For Sale - Suite 103

## Property Features

1,392± RSF
Business office
Private office
Workstation area
Breakroom
Restroom
Server closet



- (Line) Available Space
- Hallways
- Stairs
- Office/Workstation
- Storage
- Restroom
- Storage
- Breakroom
- Common Areas
- Plumbing
- Unavailable

# 7675 Wolf River Circle

Germantown, TN 38138

## Demographics

### Total Population



1 mile	4,718
3 miles	55,890
5 miles	174,537

### Average HH Income



1 mile	\$154,264
3 miles	\$149,312
5 miles	\$126,120

### Home Ownership



1 mile	76.6%
3 miles	71.5%
5 miles	58.1%

### Median Home Value



1 mile	\$364,081
3 miles	\$349,484
5 miles	\$325,352

### % of Seniors



1 mile	41.6%
3 miles	27.3%
5 miles	14.5%

## Our Mission

Maximize the potential of property to accelerate the success of our clients and our people.

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