

# FRAYSER CENTER

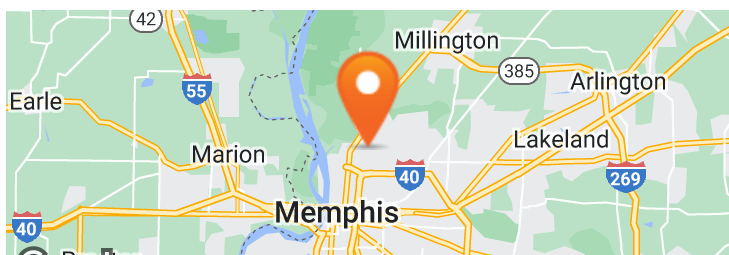
1780 Frayser Blvd, Memphis, TN 38127

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

30,948 SF neighborhood center on the northwest corner of Frayser Boulevard and North Watkins Street in the Frayser Trade Area of Memphis, Tennessee



### PROPERTY HIGHLIGHTS

- Spaces Available: 3,470 SF, 4,000 SF and 18,707 SF (former Save-A-Lot)
- Nike North America Logistics Campus and an Amazon Distribution Center within a few miles of the center
- Area Retailers: Family Dollar, AutoZone, Dollar General, O'Reilly, Dollar Tree, Citi Trends, Cricket, Wendy's, Taco Bell, Church's Chicken, Walgreens, McDonald's and more
- Traffic Count: Frayser Blvd 12,726 AADT

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	10,421	40,831	112,541
Daytime Population	8,077	33,535	96,316
Households	3,609	14,719	43,973
Average HH Income	\$44,868	\$48,862	\$58,976

### EXCLUSIVE AGENT(S)

HURSTON REED • [hurston.reed@tscg.com](mailto:hurston.reed@tscg.com) • 901.334.5708

JON ISBELL • [jon.isbell@tscg.com](mailto:jon.isbell@tscg.com) • 901.334.5706



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## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
1774	Available	3,470 SF
1776	Available	18,707 SF
1784	Available	4,000 SF
3391	First Tennessee Bank	4,771 SF

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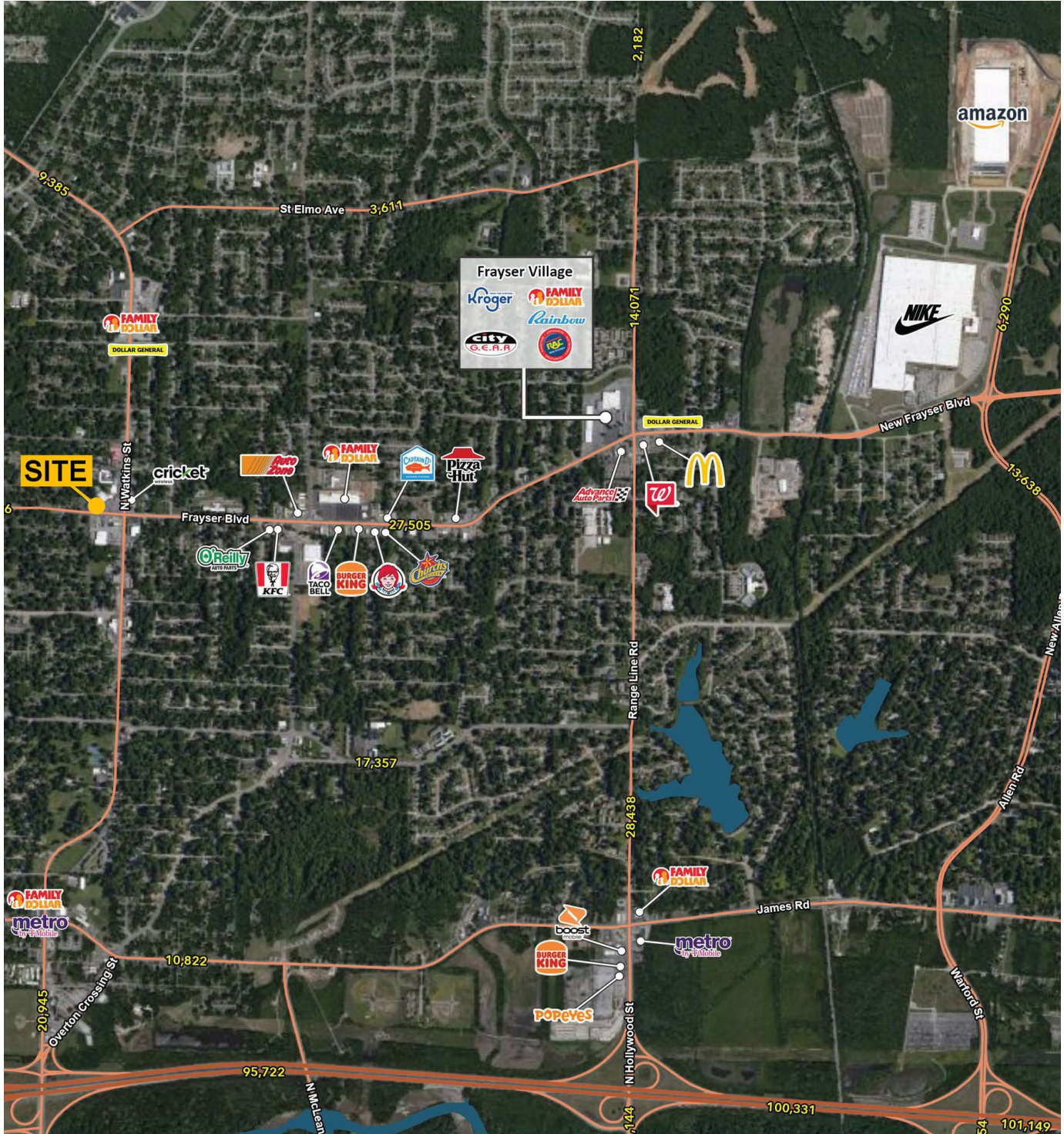
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## AERIAL



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