



WOODCREST
CAPITAL, LLC

Shops at Rock Creek

2362 & 2382 N Germantown Pkwy | Cordova TN

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE
3,243 SF

Massage Envy

SOLA SALONS

- 61,333 SF Center
- Shelby County, Tennessee
- Community within Memphis TN
- 0.2 mi from I-40
- Borders the Massive Wolfchase Shopping District

Type	PSF
NNN's	\$ 3.26
Lease Rates	Call for Rates

Traffic Counts	
I-40	115,688 VPD
N Germantown Pkwy	67,021 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	7,022	72,465	160,768	934,195
Households	3,106	28,572	60,547	352,867
Average HH Income	\$77,704	\$83,670	\$86,559	\$84,131

* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset

** True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

Woodcrest Capital, LLC

3113 South University Drive, Suite 600
Fort Worth, TX 76109

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

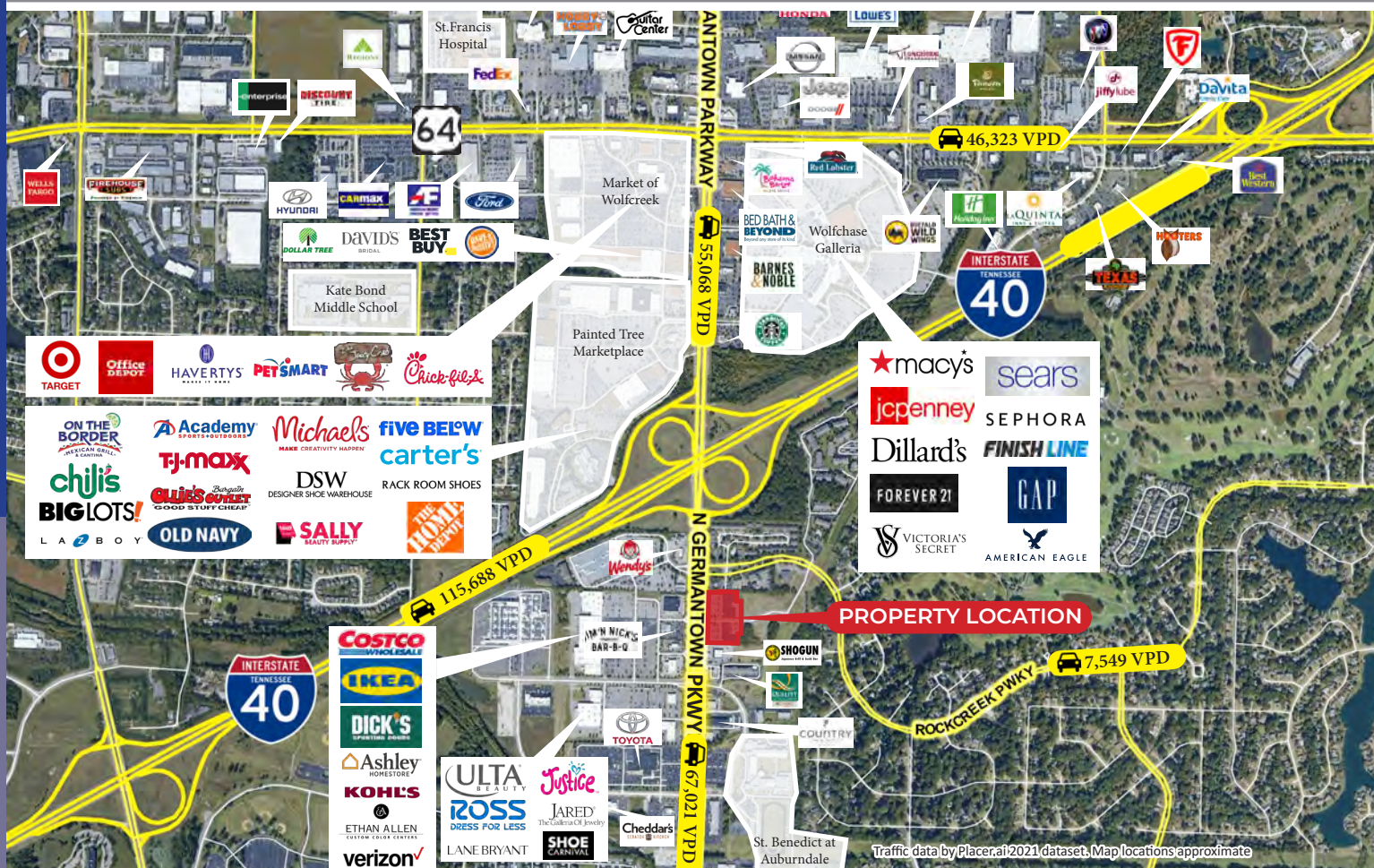
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