

ANCHOR RETAIL OPPORTUNITY

2800 N GERMANTOWN PKWY, MEMPHIS, TN 38133

FOR LEASE




LOCATION DESCRIPTION

New development opportunity at Wolfchase Galleria Mall, Memphis' largest and most vibrant mall with 1.1 million SF of retail and 5.3 million visits annually

PROPERTY HIGHLIGHTS

- Two level 150,085 SF Big Box with Mall access and parking lot on 10± acres
- Approximately +/- 25,035 SF available on the lower level
- Primark, an international clothing retailer, has leased 54,656 SF on the lower level and Lululand Adventure Park has leased 75,000 SF on the upper level
- 26.5 miles to Blue Oval City where Ford will build the next generation of electric Ford F-Series trucks
- Traffic Counts (AADT): Interstate 40 (97,384), Germantown Parkway (30,448) and US Highway 64/Stage Rd (29,218)



 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Population	62,275	160,895	408,937
Daytime Population	61,528	139,991	424,084
Households	24,644	64,235	160,950
Average HH Income	\$106,231	\$106,275	\$121,234



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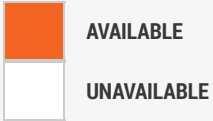
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