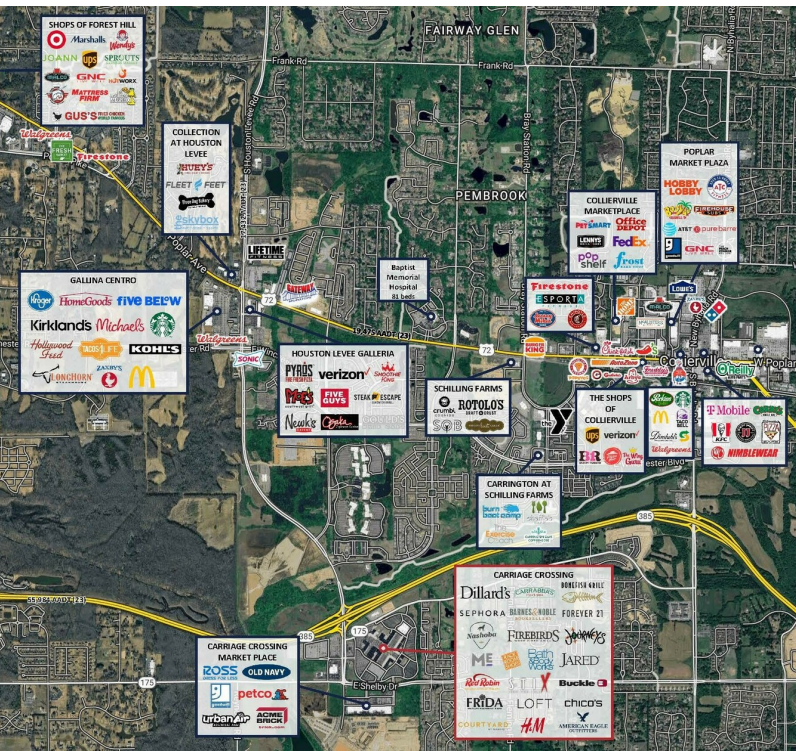


FOR SALE



CARRIAGE CROSSING OUTPARCELS

4660 MERCHANTS PARK CIR



PROPERTY DESCRIPTION

3.68 Acres Available For Sale near Carriage Crossing, Collierville's premier shopping center

PROPERTY HIGHLIGHTS

- 2.18 Acres Available between Interstate 385 and Collierville Road (neighboring Fairfield Inn)
- 1.5 Acres Available at the Intersection of South Houston Levee Road and East Shelby Drive (neighboring Jared)
- Both sites are pad ready
- Ideal uses include hotel, medical, retail, restaurant, or entertainment
- Traffic Counts: Interstate 385 (47,373 AADT), South Houston Levee Road (12,496 AADT), and East Shelby Dr (15,201 AADT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,042	9,677	29,769
Total Population	2,360	23,305	78,620
Average HH Income	\$131,354	\$130,369	\$133,115

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