

COUNTRYWOOD CROSSING

2201 N GERMANTOWN PKWY



PROPERTY DESCRIPTION

233,981 SF Power Center in the Wolfchase Trade Area, the Premier Shopping Area of Memphis

PROPERTY HIGHLIGHTS

- Located at the signalized intersection of North Germantown Pkwy and Ikea Way
- Anchored by Kohl's, Dick's Sporting Goods, Ashley HomeStore, Ross, and ULTA
- New Frontage for Suite 2391, elevating the suite's visibility and appeal
- Surrounded by other retailers such as Walmart, Costco, IKEA, Home Depot, Sam's Club, Macy's, TJ Maxx, Dillard's, Hobby Lobby, Burlington, JCPenney, Academy Sports, Big Lots, Five Below, Planet Fitness, Starbucks, Chick-fil-A, Wendy's, Whataburger, and many more
- Traffic Counts: N Germantown Pkwy (30,636 AADT) & I-40 (92,857 AADT)

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,580	12,602	28,838
Total Population	8,000	30,973	72,621
Average HH Income	\$93,388	\$94,812	\$97,897

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SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
Outparcel 1 Available		900 SF	2257-115	Ideal Image	3,647 SF	2293-101	Jimmy John's	1,850 SF
Outparcel 2 Available		0.9 Acres	2257-118	Torrid	3,000 SF	2293-103	Jared	6,150 SF
Outparcel 3 Available		0.6 Acres	2261	Amerlife	8,000 SF	2385	Ashley HomeStore (N.A.P.)	49,391 SF
2257-101	Results Physiotherapy	2,500 SF	2265	Ross Dress For Less	30,187 SF	2391-101	Available	2,493 SF
2257-103	Brazilian Wax by Andrea	1,600 SF	2269-101	Nashcards	4,000 SF	2391-103	Available	2,493 SF
2257-107	Mattress Firm	5,055 SF	2269-103	Navy Federal Credit Union	5,944 SF	2393	Dick's Sporting Goods	50,000 SF
2257-109	Mayweather Boxing+Fitness	3,000 SF	2273	Ulta	10,006 SF	2323-101	Verizon	5,000 SF
2257-110	Pei Wei Asian Diner	3,300 SF	2281	Fun City	60,743 SF	2323-103	Cold Stone Creamery	1,653 SF
2257-111	Available	1,700 SF	2289	Lane Bryant Cacique	6,600 SF	2323-105	Nothing Bundt Cakes	3,500 SF
2257-112	Ageless Men's Health	1,680 SF	2289-104	Kirkland's	9,750 SF			

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