

Retail | Office Space
AVAILABLE FOR LEASE

KIRBY GATE SHOPPING CENTER

6518-6564 Quince Rd. | Memphis, TN 38119
Corner of Quince Rd. & Kirby Parkway

GILL
PROPERTIES

6815 POPLAR AVENUE, SUITE 110
GERMANTOWN, TN 38138
901.758.1100

FOR MORE INFORMATION:

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KIRBY GATE SITE PLAN

TENANTS



1	GOODWILL	6578
2	CHIROPRACTIC CLINIC	6520
3	LABOR FINDERS	6522
4	MAYURI INDIAN CUISINE	6524
5	X-PERT NAILS	6528
6	AVAILABLE	6530
7	PIZZA HUT	6532
8	FLAVE HOUSE	6534
9	LOS CABOS	6542
10	PROMAN	6544
11	DAVITA	6548
12	ATC FITNESS	6558
13	TEMPORARY TENANT	6560
14	SHAPPLEY SEW & VAC	6564
15	AVAILABLE	2885
16	AVAILABLE	2881
17	AVAILABLE	2891
18	FIRST HORIZON	

KIRBY GATE SHOPPING CENTER

PROPERTY HIGHLIGHTS

- EXCEPTIONAL LOCATION:** Center is located at the Germantown - 385 -Memphis gateway. Very Strong Retail Market Area
- HIGH VISIBILITY:** Center fronts Quince Rd. with High Visibility from 385
- AMPLE PARKING:** 600 Surface Spaces
- MARKET PRESENCE:** Monument Signage Available
- STRONG, LONG-TERM CO-TENANCY:** ATC Fitness, First Horizon, Goodwill and Los Cabos

MOVE-IN READY 14,000 SF FREESTANDING BUILDING

- Previously a Walgreens Pharmacy
- 206' Kirby Parkway Frontage
- Ample Parking with 82 Surface Spaces
- Easy Access Multiple Entrances

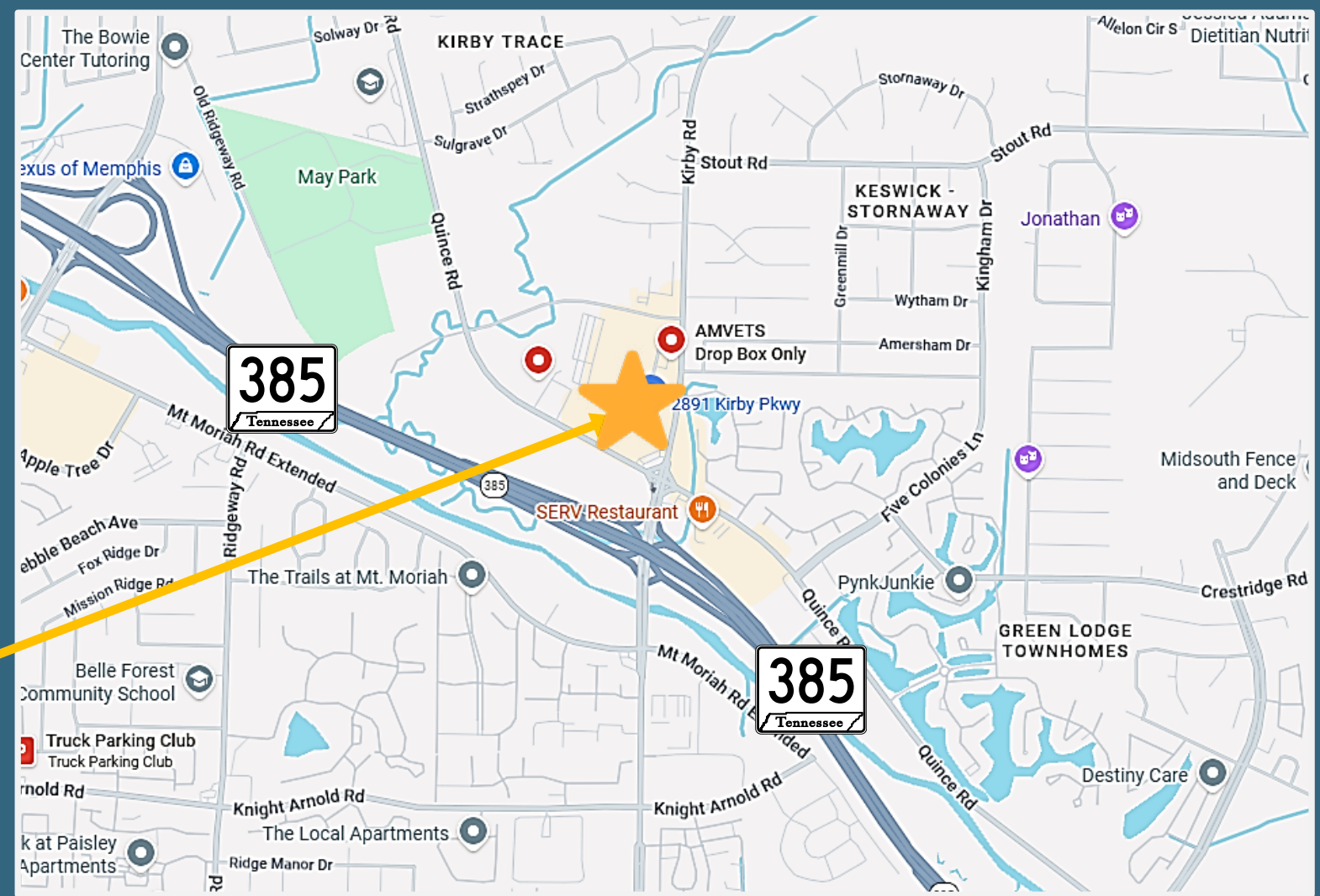
TRAFFIC DATA (AADT)

QUINCE RD	18,630+
KIRBY PARKWAY	44,962+
385	127,483+



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 POPULATION ESTIMATED 2026	7,269	81,836	206,269
 HOUSEHOLDS ESTIMATED 2026	3,033	34,594	81,805
 AVE HH INCOME ESTIMATED 2026	\$78,988	\$87,182	\$94,304



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