

THE DISTRICT AT LIBERTY PARK

CENTRAL AVENUE, MEMPHIS, TN 38104

FOR LEASE



LOCATION DESCRIPTION

Liberty Park is located within Midtown Memphis, in the heart of the City and characterized by a uniquely dense mix of residential and commercial uses. Residential growth within the immediate area is increasing and commercial investment is on the rise. The City of Memphis is focusing that momentum to further increase the vibrancy of Liberty Park by creating a mixed-use, sports tourism destination campus that is truly "Central to Everything".

PROPERTY HIGHLIGHTS

- Proposed mixed-use walkable community with 100,000 SF of retail and dining, 90,000 SF of family entertainment venues, 90,000 SF of office space, two hotels and up to 150 apartment units located in the heart of Midtown Memphis
- Ideal for restaurants, entertainment, specialty retail services and office use
- 65,000± SF of retail space available for lease in Phase I of this new development
- Traffic Counts: Central Avenue 21,811 AADT and East Parkway 36,251 AADT



DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
Population	11,068	114,142	243,166
Daytime Population	13,248	128,092	339,809
Households	5,365	49,232	100,038
Average HH Income	\$81,042	\$59,981	\$58,740



SHAWN MASSEY, CCIM, CRRP, ALC

shawn.massey@tscg.com

901.334.5702

SIDNEY SEALE

sidney.seale@tscg.com

901.252.1039



CENTRAL AVENUE, MEMPHIS, TN 38104

Development Summary

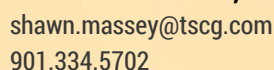
PHASE 1	Block A	Block B	Total	Ratio	Req.
Use	15,600 s.f.	--	15,600 s.f.	5 p.s. / 1,000 s.f.	78 p.s.
Retail/Restaurant	200 keys	--	200 keys	1 p.s. / key	200 p.s.
Hotel	780 units	90 units	200 units	1 p.s. / unit	200 p.s.
Multi-Family (Average 750 ± 1 per unit)	--	--	--	--	200 p.s.
High 5 Bowling Center	--	--	--	--	135 p.s.
Chicken and Pickle	--	--	--	--	

PHASE 2	Block A	Block B	Total	Ratio	Req.
Use	32,900 s.f.	8,000 s.f.	40,900 s.f.	5 p.s. / 1,000 s.f.	205 p.s.
Retail/Restaurant	10,000 s.f.	--	10,000 s.f.	5 p.s. / 1,000 s.f.	50 p.s.
Corner Retail	182 units	36 units	188 units	1 p.s. / unit	188 p.s.
Multi-Family (Average 750 ± 1 per unit)					

Parking (Phases 1 and 2)	Block A	Block B	Ratio	Req.
Shared Parking Reduction				(-488) p.s.
Street Parking	73 p.s.	88 p.s.	161 p.s.	
Parking Lot	433 p.s.	139 p.s.	572 p.s.	
East Parking Lot	--	194 p.s.	194 p.s.	
West Parking Lot	127 p.s.	--	127 p.s.	
Offsite Parking	--	--	134 p.s.	
Parking Total			1,168 p.s.	1,168 p.s.

- The Memphis Sports & Events Center (227,000 SF) will see 1.5 million visitors each year and bring over 90,000 new room nights annually.
- The AutoZone Liberty Bowl and Southern Heritage Classic attract more than 300,000 fans per year.
- The Liberty Bowl is home to the Memphis Tigers for all regular season games.
- The Children's Museum of Memphis receives 150,000 visitors a year.
- Ray and Joan Kroc Community Center brings hundreds of families to the site every day.
- Christian Brothers University, with 1,900 students is directly across Central Avenue to the north of the Fairgrounds.

- The City of Memphis has already determined that the geographic location of Liberty Park would allow qualified projects to be considered for New Market Tax Credits.
- The site also falls within an approved “Opportunity Zone” as enabled by the Tax Cuts and Jobs Act of 2017.
- As City-owned land that will be conveyed by long term ground lease, improvements are not subject to property tax.
- The City of Memphis is committed to ongoing maintenance, security, activation and capital replacement for the Liberty Park and has structured ground lease and CAM related payments to be directly reinvested for this purpose.



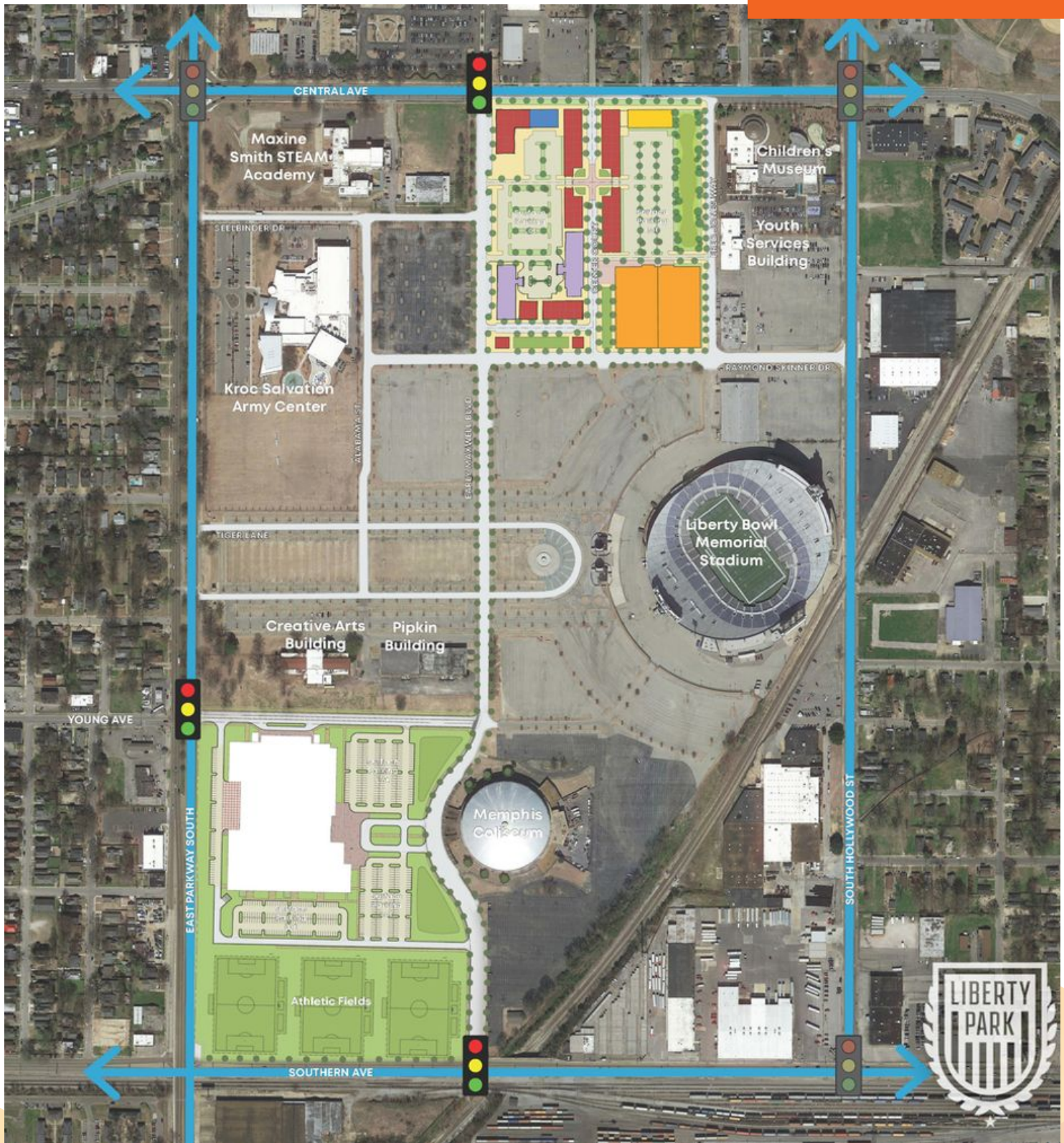
sidney.seale@tscg.com
901.252.1039



THE DISTRICT AT LIBERTY PARK

CENTRAL AVENUE, MEMPHIS, TN 38104

FOR LEASE



SHAWN MASSEY, CCIM, CRRP, ALC
shawn.massey@tscg.com
901.334.5702

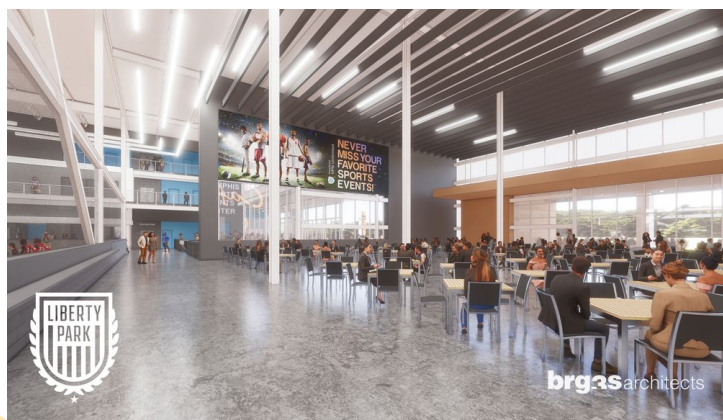
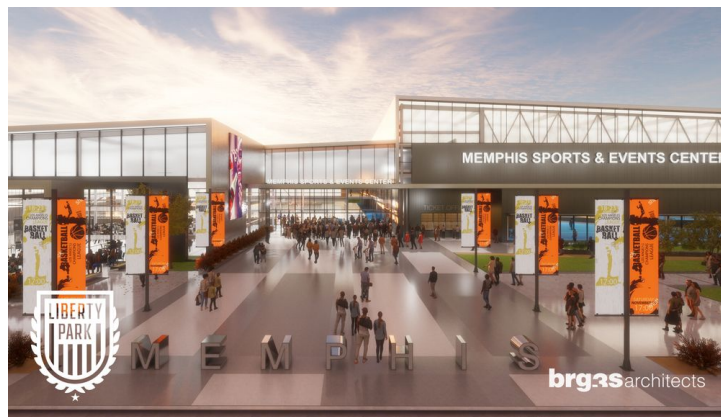
SIDNEY SEALE
sidney.seale@tscg.com
901.252.1039



THE DISTRICT AT LIBERTY PARK

CENTRAL AVENUE, MEMPHIS, TN 38104

FOR LEASE



SHAWN MASSEY, CCIM, CRRP, ALC

shawn.massey@tscg.com

901.334.5702

SIDNEY SEALE

sidney.seale@tscg.com

901.252.1039

