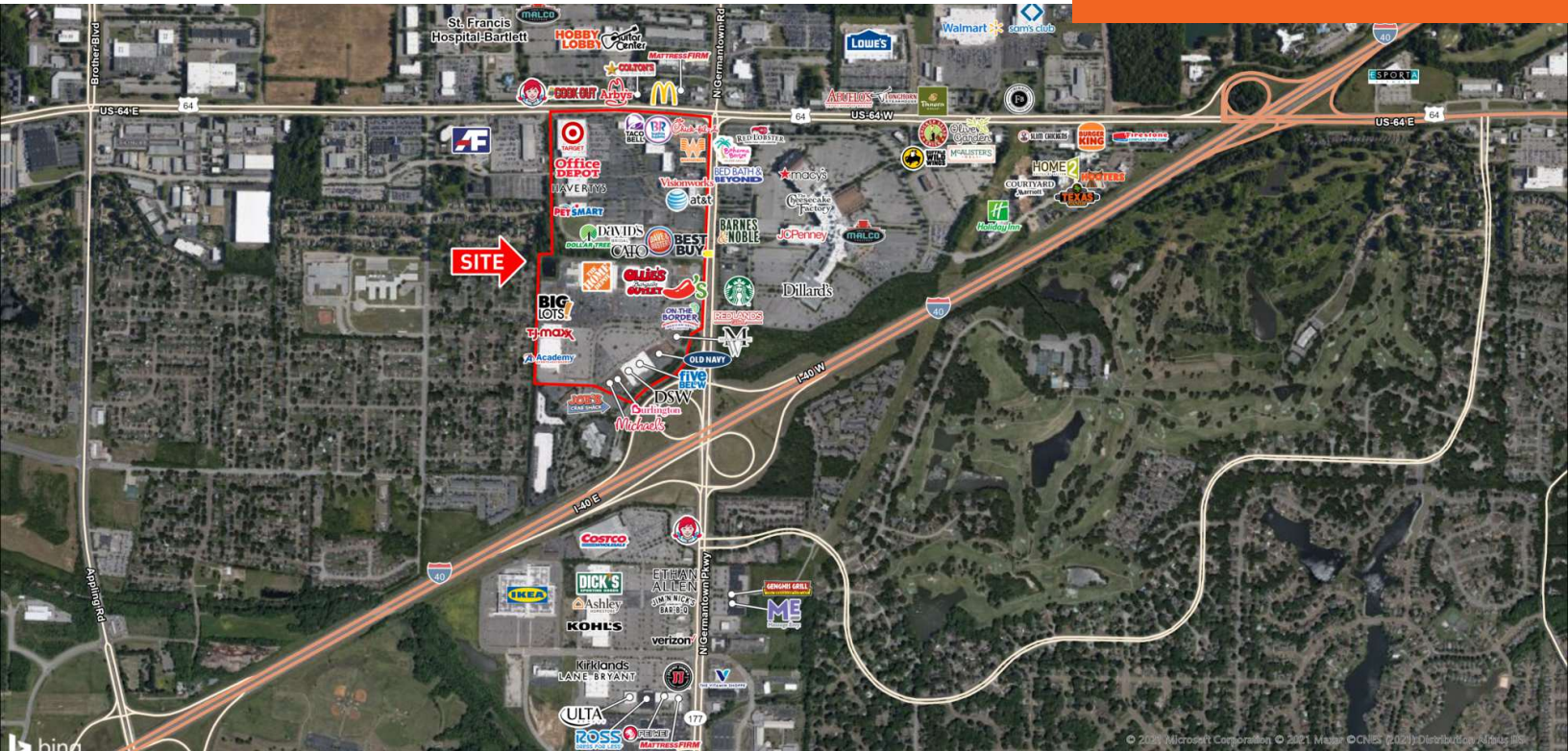


# THE COMMONS AT WOLFCREEK

7930 GERMANTOWN PARKWAY, MEMPHIS, TN 38133

FOR LEASE



## LOCATION DESCRIPTION

668,089 SF Premier Power Center of the Wolfchase Trade Area strategically located across Germantown Parkway from the Wolfchase Galleria Mall

## PROPERTY HIGHLIGHTS

- Up to 29,446 SF available
- Excellent visibility and access with multiple points of ingress/egress
- Current Tenants: Target, Home Depot, Academy Sports, Best Buy, Ollie's Bargain Outlet, Burlington, Dave & Buster's, Michaels, Old Navy, TJ Maxx, PetSmart, DSW, Office Depot, Whataburger and many more
- Traffic Counts (AADT): Germantown Parkway 43,479, US Highway 64 33,707 and Interstate 40 115,590



## DEMOGRAPHICS

|                    | 3 MILES  | 5 MILES  | 10 MILES  |
|--------------------|----------|----------|-----------|
| Population         | 62,438   | 161,989  | 416,405   |
| Daytime Population | 64,159   | 149,323  | 421,719   |
| Households         | 24,438   | 61,847   | 157,828   |
| Average HH Income  | \$89,871 | \$91,156 | \$100,617 |



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| SUITE      | TENANT NAME                    | SPACE SIZE |
|------------|--------------------------------|------------|
| A-7926     | Academy Sports + Outdoors      | 73,659 SF  |
| A-7940     | TJ Maxx                        | 30,000 SF  |
| A-7946     | VIP Wigs & Beauty              | 12,160 SF  |
| A-7948     | Citi Trends                    | 10,343 SF  |
| A-7950     | Available                      | 29,446 SF  |
| A-7971-101 | Available                      | 2,720 SF   |
| A-7971-102 | Stone Concepts                 | 1,600 SF   |
| A-7971-103 | Petland                        | 4,080 SF   |
| A-8034-101 | Tool Rental Center at The H... | 3,200 SF   |
| A-8034-102 | Memphis Liquor & Wine          | 2,387 SF   |
| A-8034-103 | Available                      | 1,600 SF   |
| A-8044     | Burlington                     | 37,500 SF  |
| A-8025-101 | Available                      | 7,371 SF   |
| A-8025-102 | Available                      | 1,440 SF   |
| A-8025-103 | Available                      | 1,440 SF   |
| A-8035     | Michaels                       | 20,207 SF  |
| A-8045     | Painted Tree Marketplace       | 39,144 SF  |
| A-8055-101 | DSW                            | 15,394 SF  |
| A-8055-103 | Five Below                     | 8,706 SF   |
| A-8065-30  | Available                      | 2,000 SF   |
| A-8065-29  | Carter's                       | 5,000 SF   |
| A-8075-101 | Available                      | 1,452 SF   |

| SUITE      | TENANT NAME             | SPACE SIZE |
|------------|-------------------------|------------|
| A-8075-102 | uBreakiFix              | 1,432 SF   |
| A-8075-103 | Rack Room Shoes         | 5,450 SF   |
| A-8085     | Old Navy                | 15,000 SF  |
| B-2755     | Best Buy                | 46,520 SF  |
| B-2747     | Skechers Outlet         | 9,152 SF   |
| B-2751     | Dave & Buster's         | 43,500 SF  |
| B-2753     | Available               | 13,000 SF  |
| B-2759     | Rainbow                 | 6,500 SF   |
| B-2765-102 | Cato                    | 4,055 SF   |
| B-2765-105 | Kami Ramen Bar          | 1,600 SF   |
| B-2765-104 | Carlson Wagonlit Travel | 1,600 SF   |
| B-2765-101 | David's Bridal          | 10,985 SF  |
| B-2769-103 | Available               | 7,000 SF   |
| B-2769-105 | Red Sun Buffet          | 6,063 SF   |
| B-2769-106 | It's Fashion            | 4,000 SF   |
| B-2769-107 | Bath & Body Works       | 4,000 SF   |
| B-2769-110 | Dollar Tree             | 12,037 SF  |
| B-2805     | PetSmart                | 27,250 SF  |
| B-2863     | Office Depot            | 30,798 SF  |
| B-2810     | IHOP                    | 4,558 SF   |
| B-2828     | The Juicy Crab          | 8,970 SF   |

| SUITE      | TENANT NAME               | SPACE SIZE |
|------------|---------------------------|------------|
| B-2838     | Mathnasium                | 1,600 SF   |
| B-2840-B   | 5.11 Tactical             | 4,120 SF   |
| B-2840-A   | F45 Training              | 3,000 SF   |
| B-2872     | Available                 | 6,338 SF   |
| B-2874     | GameStop                  | 1,600 SF   |
| B-2878     | Navy Federal Credit Union | 1,200 SF   |
| B-2884     | Evian Nail Lounge         | 5,400 SF   |
| B-2886     | Rock N Roll Sushi         | 2,919 SF   |
| B-2825-101 | AT&T                      | 5,000 SF   |
| B-2825-103 | Visionworks               | 3,200 SF   |
| B-2825-105 | Chipotle                  | 2,500 SF   |
| B-2849-B   | Select Comfort            | 2,800 SF   |
| B-2849-A   | Aspen Dental              | 3,500 SF   |
| B-2859     | Whataburger               | 4,600 SF   |
| B-2881     | Chick-fil-A               | 13,905 SF  |
| B-8057-106 | Baskin Robbins            | 2,000 SF   |
| B-8057-104 | DXL                       | 6,000 SF   |
| B-8057-102 | Casa Mexicana             | 4,500 SF   |
| B-8033     | Taco Bell                 | 2,100 SF   |
| B-8025     | Available                 | 7,488 SF   |
| B-Land     | Expansion Land            | 10,000 SF  |



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