



GERMANTOWN PARK

AT SHELBY FARMS



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS

BANK READY-SPACE WITH VAULT



51 GERMANTOWN PARK
AVAILABLE MAY 2026

PROPERTY HIGHLIGHTS

SUITE 100
5,784 – 6,977 SF

- Suite 100 - 5,784 – 6,977 SF available May 2026
- Space is currently occupied by Guaranty Bank - includes a drive through and vault
- Located at the intersection of Germantown Parkway & Walnut Grove Road
- Close proximity to the communities of Germantown and East Memphis
- On-site property management
- Shelby Farms Park & Agricenter are adjacent to the property
- 24-hour building access
- Uniformed & roving security
- Less than 15 minutes to I-240



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PROPERTY PHOTOS



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SECURITY HIGHLIGHTS



**SHELBY
FARMS
PARK**



Adjacent to the property
including trails, lakes,
bike paths, dog park



**UNIFORMED
& ROVING
SECURITY**

ON-SITE
PROPERTY
MANAGEMENT



**24 HOUR
BUILDING
ACCESS**

**<15 MINUTES
TO THE
I-240**

Less than 10 miles to I-240



Roving Security Guard w/marked Dedicated Vehicle:

- Monday through Friday: 24 hours a day
 - Saturday 7:00 PM - Sunday 7:00 AM
 - Sunday 7:00 PM - Monday 12:00 AM
- *Tenant escorts are available upon request*

Flock Cameras:

- Installed at all 4 ingress/egress access points to the park
- *Memphis Police Department has real time access to Flock Cameras*

Locked Gates:

- All four gates are unlocked at 6:30 AM daily, Monday through Friday
- 3 gates are locked at 6:30 PM daily, Monday through Friday leaving 1 access point to the park
- 1 gate on the northeast side of the property remains opened 24/7 with a Flock Camera. This gate is located between building 51 and building 60 (FBI building)

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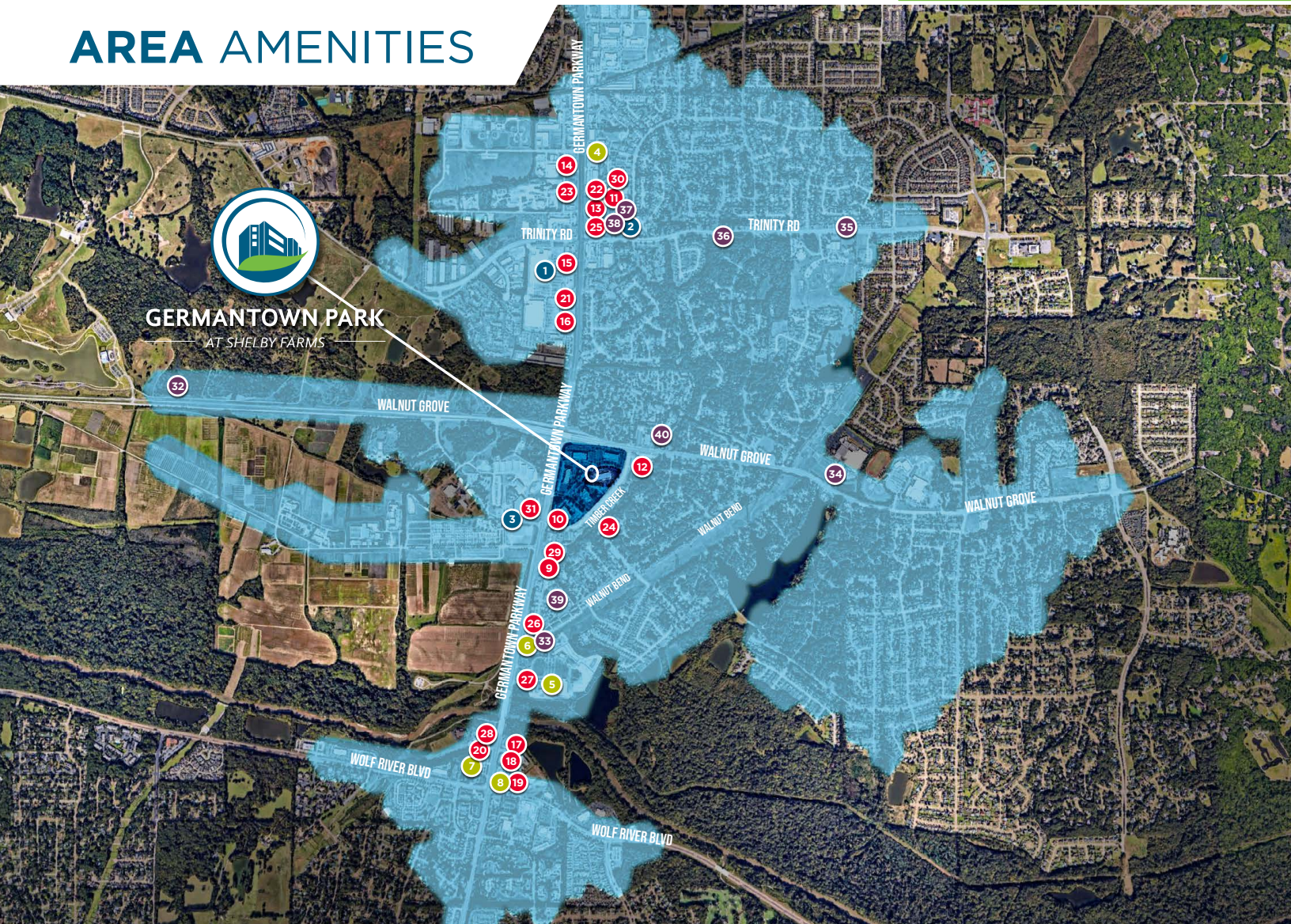
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**5,784 – 6,977 SF
AVAILABLE**

AREA AMENITIES



Grocery

- 1 Walmart
- 2 Kroger
- 3 Agricenter's Farmer's Market

Community Serving Retail

- 4 CVS
- 5 Lowe's
- 6 Circle K
- 7 Office Depot
- 8 Exxon

Food

- 9 Krystal
- 10 One & Only BBQ
- 11 El Mezcal Mexican
- 12 Subway
- 13 McDonald's
- 14 Wendy's
- 15 Panda Express
- 16 Moe's
- 17 Chick-fil-a
- 18 Starbuck's
- 19 Taco Bell

- 20 Waffle House
- 21 Rafferty's
- 22 Panera Bread
- 23 Chipotle
- 24 Forever Young Beauty Bar
- 25 Region's Bank
- 26 Orion Federal Credit Union
- 27 Crumphy's Hot Wings
- 28 Las Tortugas
- 29 Guthrie's Chicken
- 30 Villa Castrioti
- 31 The Butcher Shop Steakhouse

Civic/Community Facilities

- 32 Shelby Farms Park
- 33 La Petite Academy (daycare)
- 34 Hope Church
- 35 Memphis Fire Station #54
- 36 Cordova Library
- 37 Baptist Minor Medical Center
- 38 The Little Clinic
- 39 Beijing Modern Acupuncture
- 40 The Church of Jesus Christ of Latter Day Saints

PRIME BANK/OFFICE SPACE

GERMANTOWN PARK

AT SHELBY FARMS



**5,784 – 6,977 SF
AVAILABLE**



SHELBY FARMS PARK

LOTS TO DO AT THE PARK

At 4,500 acres, Shelby Farms Park is one of the largest urban parks in the country. Located in Memphis, Tennessee, the Park is both a vibrant community hub and a retreat from the hustle and bustle of urban life. The Park features

more than 40 miles of trails, both paved and unpaved, that are popular for walking, biking, running and hiking. The Park's trail network includes Shelby Farms Park Greenline, an iconic 10.65 mile paved cycling and pedestrian trail that connects the heart of Memphis to the heart of Cordova through Shelby Farms Park. The Park is also home to more than 20 bodies of water which provide plenty of opportunities for fishing. The Park is also home to several private event venues. Whether you are planning a picnic for 50 or a banquet for 500, Shelby Farms Park has unique indoor and outdoor settings for every type of event. The FedEx Event Center is Memphis's most unique venue. With over 7,200 square feet of flexible space, the Lakeside Ballroom is the perfect place for weddings and receptions, corporate events and other social gatherings. The entire west side of the venue is floor to ceiling windows that offer an expansive view of Hyde Lake. The stunning lakeside views (and beautiful sunsets!) are unrivaled.



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