

# EASTGATE CENTER

5048 PARK AVENUE, MEMPHIS, TN 38117

FOR LEASE



## LOCATION DESCRIPTION

382,843 SF Power Center on the northwest corner of White Station Road and Park Avenue in East Memphis

## PROPERTY HIGHLIGHTS

- 4,067 SF to 25,000 SF spaces available
- Outparcel opportunity
- Tenants include: Burlington, TJ Maxx, Ross, The Fresh Market, Michaels, Dollar Tree, Five Below, Sushi Kingdom, Rack Room Shoes, Firestone, Perkins and more
- Traffic Counts: Park Ave (18,456 AADT), White Station Rd (13,140 AADT) and Mt. Moriah Rd (19,634 AADT)



|  DEMOGRAPHICS | 1 MILE    | 3 MILES   | 5 MILES  |
|--------------------------------------------------------------------------------------------------|-----------|-----------|----------|
| Population                                                                                       | 8,213     | 76,975    | 226,128  |
| Daytime Population                                                                               | 16,075    | 140,055   | 280,232  |
| Households                                                                                       | 4,213     | 33,206    | 93,981   |
| Average HH Income                                                                                | \$126,298 | \$126,886 | \$96,860 |



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| SUITE | TENANT NAME             | SPACE SIZE |
|-------|-------------------------|------------|
| A010  | Firestone               | 8,075 SF   |
| A020  | Volunteer Martini Club  | 1,770 SF   |
| A030  | Splendid Nails          | 752 SF     |
| B010  | 901 Hotpot & Korean BBQ | 10,315 SF  |
| C010  | Optical Outlet          | 2,292 SF   |
| C020  | Available               | 4,067 SF   |
| C030  | Fast Signs              | 3,700 SF   |
| C040  | Plato's Closet          | 3,773 SF   |
| C050  | Little Caesars Pizza    | 1,238 SF   |
| C070  | My Salon Suite          | 6,815 SF   |
| C100  | Burlington              | 40,266 SF  |
| C110  | Dollar Tree             | 16,698 SF  |
| C120  | Available               | 16,000 SF  |

| SUITE | TENANT NAME            | SPACE SIZE |
|-------|------------------------|------------|
| C150  | Firehouse Subs         | 2,081 SF   |
| C160  | Sally Beauty           | 1,500 SF   |
| C170  | Gold Diamonds & Gifts  | 2,500 SF   |
| C180  | Ricki's Cookie Corner  | 1,948 SF   |
| C190  | Poodle Palace          | 740 SF     |
| C200  | Eastgate Animal Clinic | 4,127 SF   |
| D010  | Ross                   | 22,000 SF  |
| D020  | Five Below             | 8,853 SF   |
| D030  | Available              | 25,000 SF  |
| D040  | TJ Maxx                | 30,491 SF  |
| D085  | Rack Room Shoes        | 5,003 SF   |
| D100  | Ashley Stewart         | 3,965 SF   |
| D110  | Spa Nails              | 752 SF     |

| SUITE | TENANT NAME        | SPACE SIZE |
|-------|--------------------|------------|
| D130  | Michaels           | 22,999 SF  |
| D150  | DXL                | 9,578 SF   |
| D160  | The Fresh Market   | 20,228 SF  |
| D170  | Crunch Fitness     | 42,500 SF  |
| 200   | Available          | 8,984 SF   |
| G010  | Bojangles          | 7,888 SF   |
| H010  | Perkins Restaurant | 6,390 SF   |
| OP1   | Sushi Kingdom      | 7,200 SF   |
| OP2-A | Gloss Nail Bar     | 3,414 SF   |
| OP2-B | Eyeglass World     | 3,741 SF   |
| OP3   | Available          | 1 Acres    |
| 100   | Verizon            | 25,200 SF  |



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