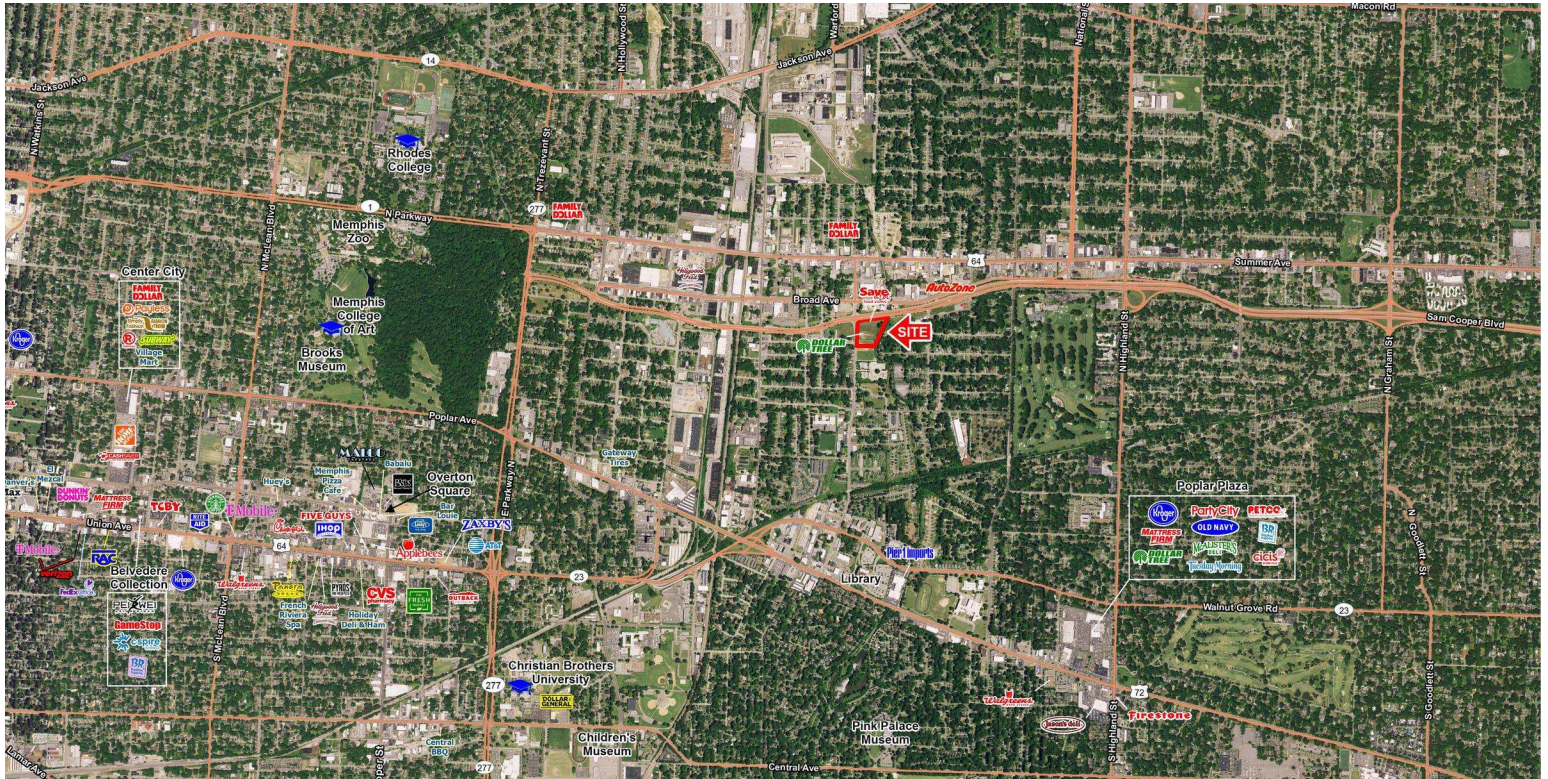


RETAIL FOR LEASE

BINGHAMPTON GATEWAY

480 Tillman St, Memphis TN 38112 | Shelby | Sam Cooper Blvd & Tillman St



HIGHLIGHTS:

- 48,040 SF retail shopping center anchored by Save-A-Lot and Dollar Tree
- Phase I available Fall 2017 and Phase II available 2018
- Bay sizes 1,000 SF to 10,200 SF
- A community development of the Binghampton Development Corporation
- Traffic Counts: Sam Cooper Blvd (32,761 AADT) and Tillman St (11,274 AADT)

DEMOGRAPHICS:

	1 MILE	2 MILE	3 MILE
Population	11,657	43,909	110,079
Households	4,589	18,236	45,861
Average HH Income (\$)	37,679	60,847	59,778

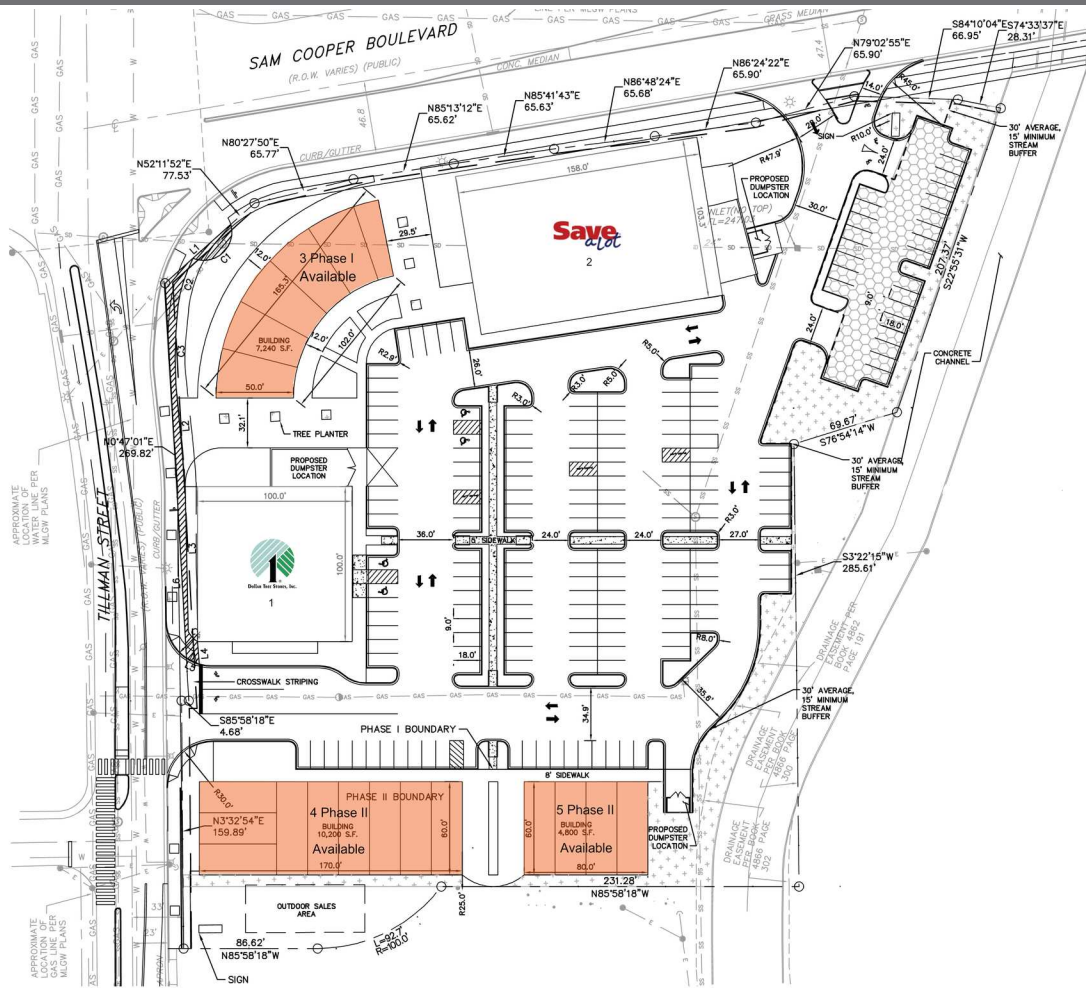
For More Information, Contact Exclusive Agent(s):

Shawn Massey, CCIM, CRX, CLS, ALC • shawn.massey@tscg.com • 901-334-5702



BINGHAMPTON GATEWAY

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1	Dollar Tree	10,000	4 Phase II Available	10,200
2	Save-A-Lot	16,325	5 Phase II Available	4,800
3 Phase I Available		7,240		

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