

INVESTMENT

Cordova The Town (8534 & 8556 Macon Road) Investor will have the best of both worlds—stable, in-place income from two leased buildings plus 4.72 acres of land providing long-term redevelopment and expansion optionality.



8556 MACON RD

2.97 AC

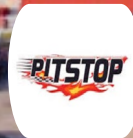
.23 AC

1.13 AC

.39 AC



8534 MACON RD



10.6 MILES OF WALKING/BYCYCLE TRAILS

GILL
PROPERTIES

CORDOVA THE TOWN

8534 & 8556 MACON ROAD
CORODVA, TN 38018

“Cordova The Town offers immediate in-place income from two assets plus long-term land upside in the heart of Cordova—minutes from the I-40/Germantown Pkwy retail hub, supported by strong 38016/38018 demographics and proximity to Shelby Farms Park/Greenline.”



8556 MACON RD.

FOR SALE

TOTAL LAND: 4.72 ACRES

8556 MACON RD: 3,624 SF | LEASED

8534 MACON RD: 2,805 SF | LEASED



8534 MACON RD.

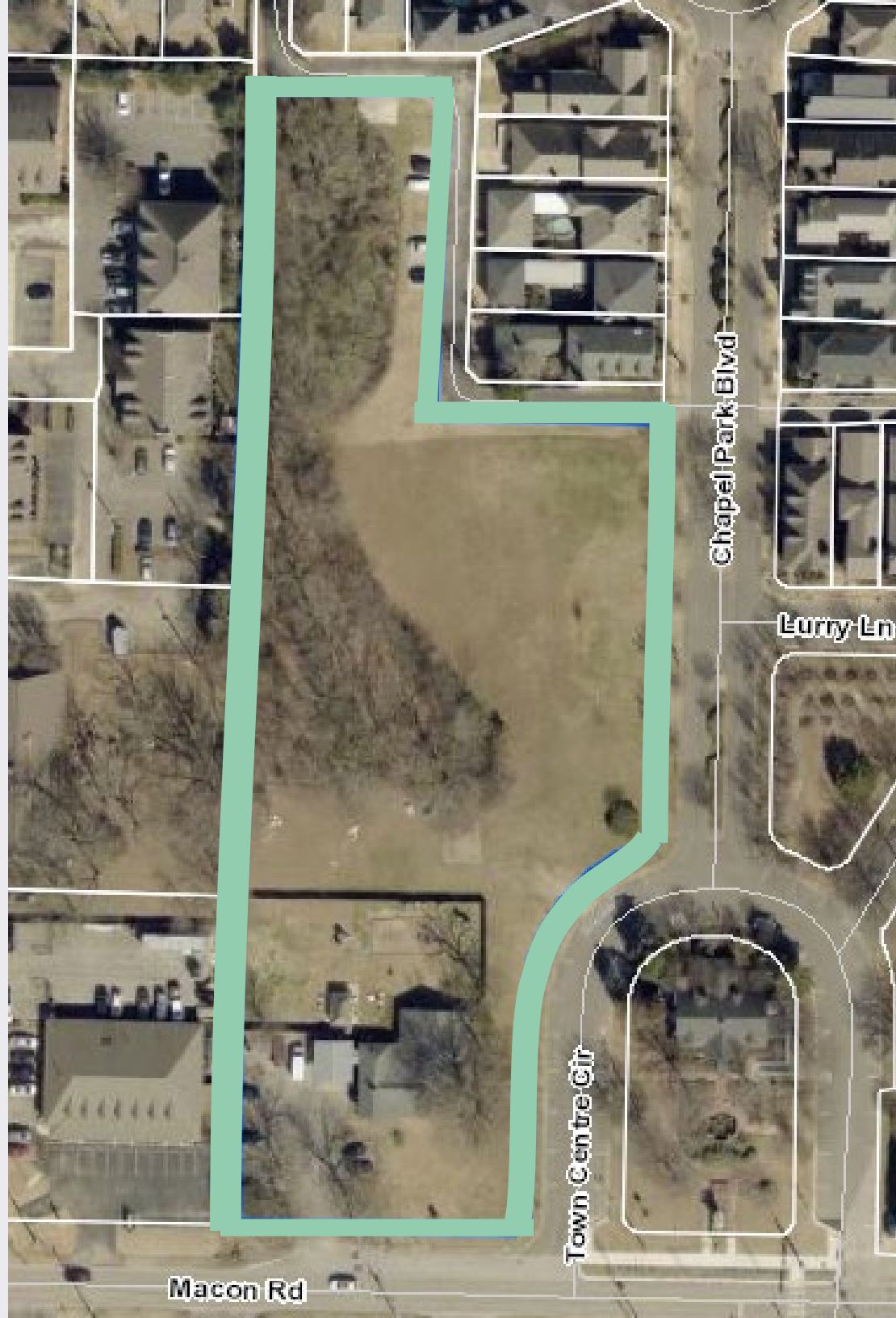
8534 MACON RD. SPECIFICATIONS

Spec Type	Spec Details
Building Size	2,633 SF
Lot Size	2.969 AC
Lot Dimensions	168 x 690
Usage	Daycare Center
Year Built	1920
Storage Shed 1	600 SF
Storage Shed 2	240 SF
Storage Shed 3	70 SF



TENANT

Tenant	Growing Vines	
Opened	2021	
Lease Expires	July 31, 2029	
Base Rent + NNN	\$3,002.17 Month	
Base Rent: \$2,805.00	Taxes: \$197.11	Insurance: N/A



8556 MACON RD. SPECIFICATIONS

Spec Type	Spec Details
Building Size	3,624 SF
Lot Size	.39 AC
Land Square Footage	17,076 SF
Usage	Restaurant
Year Built	1940 Updated 2025

TENANT

Tenant	Chamo's Bistro & Bar
Lease Expires	July 31, 2031
Base Rent + NNN	\$4,530.00 Month
Base Rent: \$3,926.00	Taxes: \$477.00 Insurance: \$127.00



MARKET OVERVIEW CORDOVA, TN

DEMOGRAPHICS

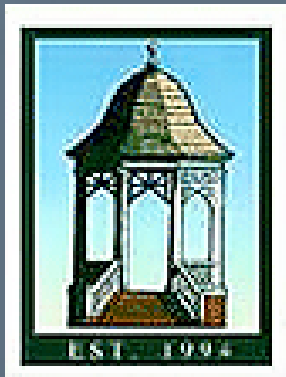
5 MILE RADIUS POPULATION	162,592
MEDIAN HH INCOME	\$102,068
# OF HOUSEHOLDS	64,234

Proven Retail Corridor: Wolfchase + Germantown Pkwy Corridor

- The **Wolfchase trade area** is widely recognized as one of Memphis’ primary shopping nodes, with major retail clustering along **Germantown Parkway / Hwy 64 / I-40**.
- Published retail marketing in the corridor frequently highlights **very high daily traffic volumes** on these routes (strong visibility + drive-by exposure).

Lifestyle Amenity that assists Leasing + Retention

Shelby Farms Park (4,500 acres) and the **Shelby Farms Greenline** are signature amenities that connect toward Cordova—great for talent attraction, family appeal, and “quality-of-life” positioning in marketing.



Business Base + Ongoing Commercial Growth

Cordova has a large and established commercial footprint (hundreds of businesses and significant employment), with development historically concentrating along the same major corridors that tenants prioritize.

Strong Rooftops + Solid Income Profile (38016/38018)

Zip **38016 & 38018 (Cordova)** shows a **median household income around the mid-\$70Ks** and **~41% bachelor’s degree or higher**, supporting higher-quality retail/service demand and white-collar daytime population.



Prime “East Memphis / I-40” Positioning

Cordova sits in East Memphis/Shelby County with fast access to **I-40** and the region’s key arterials—ideal for retail, medical, office, and last-mile users that need easy cross-metro reach.



2026 INCOME

OCCUPANCY:	100%
MONTHLY RENT	\$7,682.28
ANNUAL RENT:	\$92,187.36
All Four Parcels 4.72 AC Offers	The Potential for developing additional income opportunities

2025 EXPENSES

CITY TAXES	\$6,176.07 TOTAL
	<ul style="list-style-type: none">8556 Macon \$2,718.118534 Macon \$2,466.220 Macon \$991.030 Town Centre \$.71

COUNTY TAXES	\$6,437.30 TOTAL
	<ul style="list-style-type: none">8556 Macon \$2,833.118534 Macon \$2,570.560 Macon \$1,032.960 Town Centre \$.67

INSURANCE	8556 Macon \$370.00
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*Tenant responsible for taxes, maintenance, lawn care and building upkeep.

OFFER

LIST PRICE:	\$
NOI	\$
CAP Rate	\$



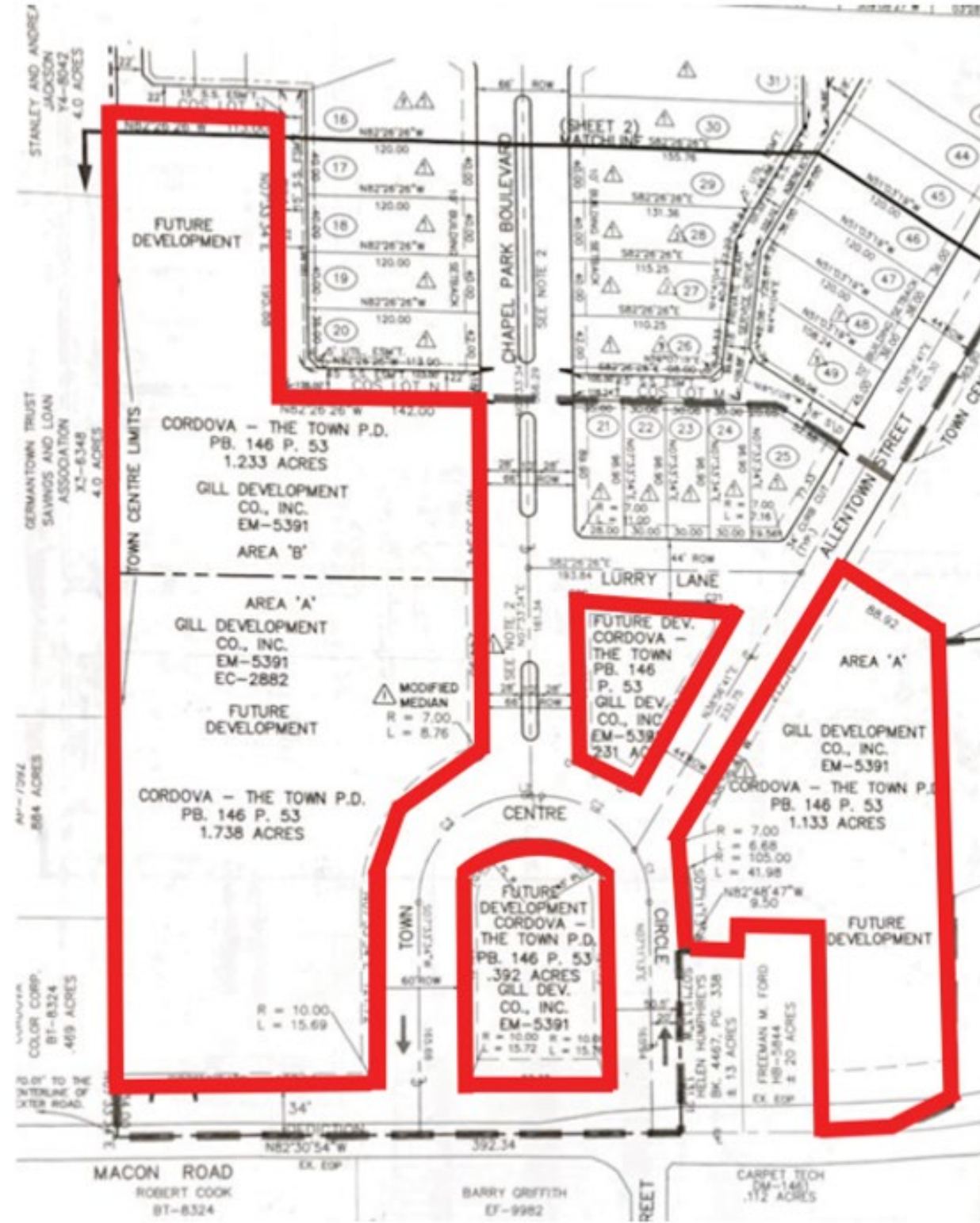
- Immediate in-place income from two buildings + future land upside
- Located in Cordova's Prime Commercial Corridor with access to major routes such as I-40
- Strong Demographics (income/education profile supports tenancy)
- Near Shelby Farms Park (4,500 acres) + Greenline connection across the street

Four Parcels | 4.72 Acres Offers: Additional Development & Income Producing Opportunities

*Currently Zoned to build retail, apartments or single-family residences.



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