

# CORDOVA STATION

MEMPHIS, TENNESSEE



# SPACE FOR LEASE

## 8100 & 8130 MACON STATION

Suite 101 - 3,000 SF | Suite 104 - 1,800 SF | Suite 114 - 3,636 SF



**Patty Bullock, Broker**  
901-488-1008  
patty@gillprop.com



**Jennifer Stewart, Broker**  
901-652-3778  
jennifer@gillprop.com

**GILL**  
PROPERTIES

# CORDOVA STATION

## Highlights & Demographics

### HIGHLIGHTS:

- ✓ High daily traffic counts & dense residential population nearby
  - ✓ Ample parking for customers
  - ✓ Available Spaces: Flexible suite sizes to accommodate a variety of retail or service uses.
  - ✓ Pylon signage on Germantown Parkway
  - ✓ Unique co-tenancy of office, restaurants, and retail uses including: El Mero Taco, Ferguson Appliances, Tavern 018 and ATC Fitness
- 📍 **Location:** Conveniently located in a thriving retail corridor with easy access to major roads and surrounding neighborhoods.

### DEMOGRAPHICS:

Distance	Population	Households	Avg. Household Income
1 mile	9,555	4,212	\$78,991
3 miles	62,994	25,555	\$91,874
5 miles	150,329	60,196	\$104,462

### DAILY TRAFFIC COUNTS:

**Macon Rd: 12,839+**

**Germantown Rd: 56,065+**

**Covered parking for #114**

**#114  
End Cap  
3,636 SF**

**#101  
3,000 SF**

**#104  
1,800 SF**



**8100 MACON STATION**

**8130 MACON STATION**



# CORDOVA STATION

## THE TENANTS & AVAILABILITY

### 8100 Macon Station



**SUITE 101**

**AVAILABLE 3,000 SF**

**SUITE 105**

**TEXTURE STUDIOS**

**SUITE 102**

**EL MERO TACO**

**SUITE 106**

**K FITNESS**

**SUITE 103**

**IVOROLOGY**

**SUITE 110**

**Ferguson Bath, Kitchen & Lighting**

**SUITE 104**

**AVAILABLE 1,800 SF**

### 8130 Macon Station



**SUITE 101-105**

**ABA CENTERS OF TN**

**SUITE 112**

**ATC FITNESS**

**SUITE 106**

**TAVERN 018**

**SUITE 114**

**AVAILABLE 3,636 SF**

**SUITE 107**

**INTENSITY MARTIAL ARTS**



AVAILABLE NOW

- Suite 104
- 1,800 SF
- Open Retail Space

8100 Macon Station

AVAILABLE NOW

- 3,000 SF
- END CAP



Suite 101 | 3,000 SF

- Built out as a café/coffee shop
- Rear overhead door
- Striking storefront



# CORDOVA STATION

8130 Macon Station



AVAILABLE NOW

- 3,636 SF
- END CAP
- COVERED PARKING



Suite 114 | 3,636 SF

- Beautiful Finishes
- Multiple Private Offices
- Executive Suite w/Shower & Private Bath



# Move-In Ready!!

**Uses are endless!**

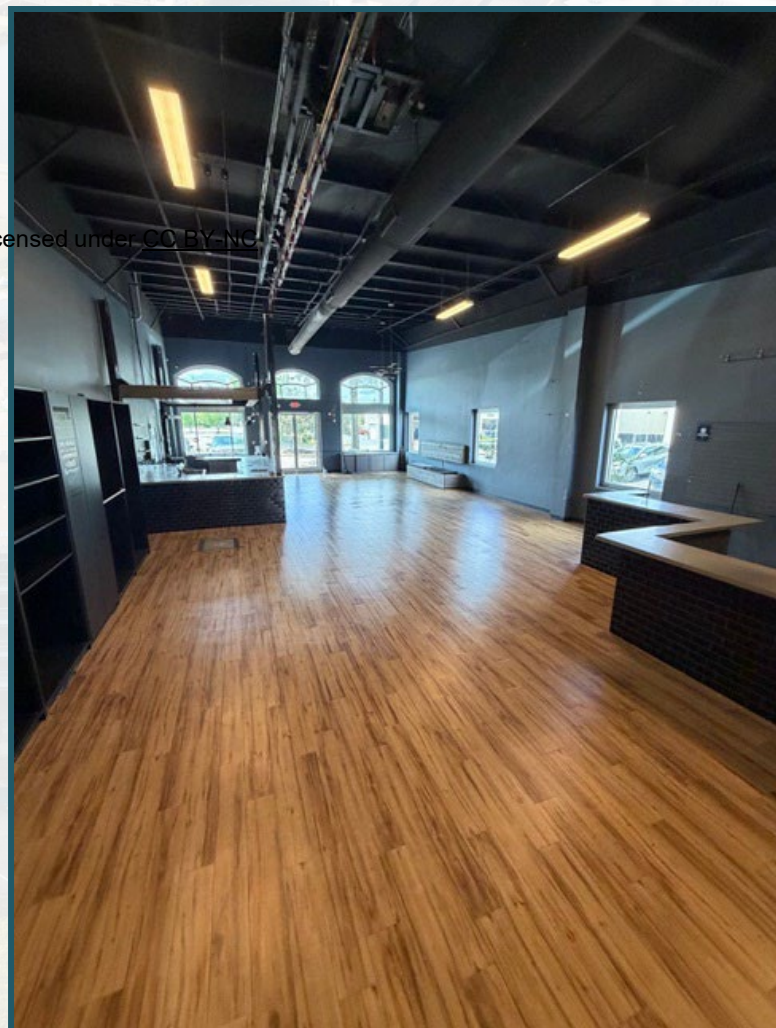
- Coffee/Drink Station
- Additional counter that accommodates stools
- Great black display organizer
- Built in seating bench
- Roll-Up Door
- Gorgeous floors & Unique front entrance



**SUITE 101 | 3,000 SF**



This Photo by Unknown Author is licensed under CC BY-NC-SA



# CORDOVA STATION 8100 & 8130 MACON STATION THE SPACES

## For Lease

### PRIME RETAIL & OFFICE SUITES

- Move-In Ready | Customizable Build-Outs
- Ideal for restaurants, salons, specialty retailers & franchise brands
- Ample Parking | Pedestrian-Friendly
- Flexible Terms
- Easy Access from Germantown Parkway

**AVAILABLE NOW**  
**3 SUITES**  
**1,800 SF up to 3,636 SF**

Contact us today to secure your spot at Cordova Station!



**Patty Bullock**  
901-488-1008  
patty@gillprop.com



**Jennifer Stewart**  
901-652-3778  
jennifer@gillprop.com

**GILL**  
PROPERTIES

**6815 Poplar Avenue, Suite 110**  
**Germantown, TN 38138**  
**901.758.1100**