

WINCHESTER COURT SHOPPING CENTER

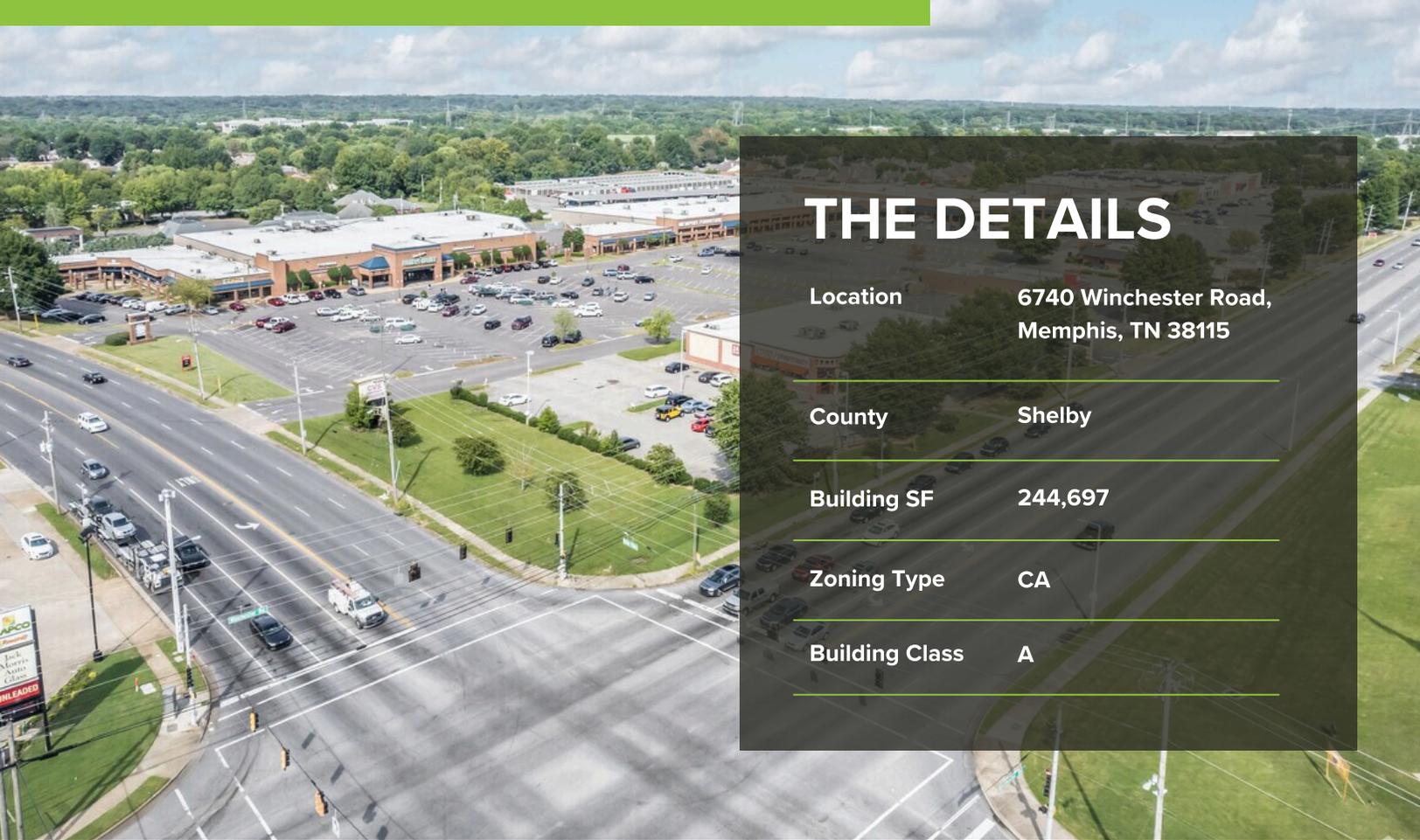


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ABOUT THE PROPERTY

- Easy access and visibility from Highway 385, Kirby Parkway, and Winchester Road with a combined 176,276 vehicles per day.
- High density central location - 200,000+ people in a 5 mile radius.
- Strong complementary tenant mix of destination and necessity retailers.
- Major capital improvements including a new roof under warranty and a fully replaced parking lot in 2021.
- Repainted exterior of the building in 2021.
- Parking lot lighting has been upgraded to high-efficiency LED lights to reduce energy costs and boost safety and visibility.
- 24 Skycop monitored license plate reader security cameras throughout the property.
- High-visibility monument signs located along both Winchester Road and Kirby Parkway near the primary entrances.
- Responsive property management invested in the success of tenants at the shopping center.





THE DETAILS

Location 6740 Winchester Road,
Memphis, TN 38115

County Shelby

Building SF 244,697

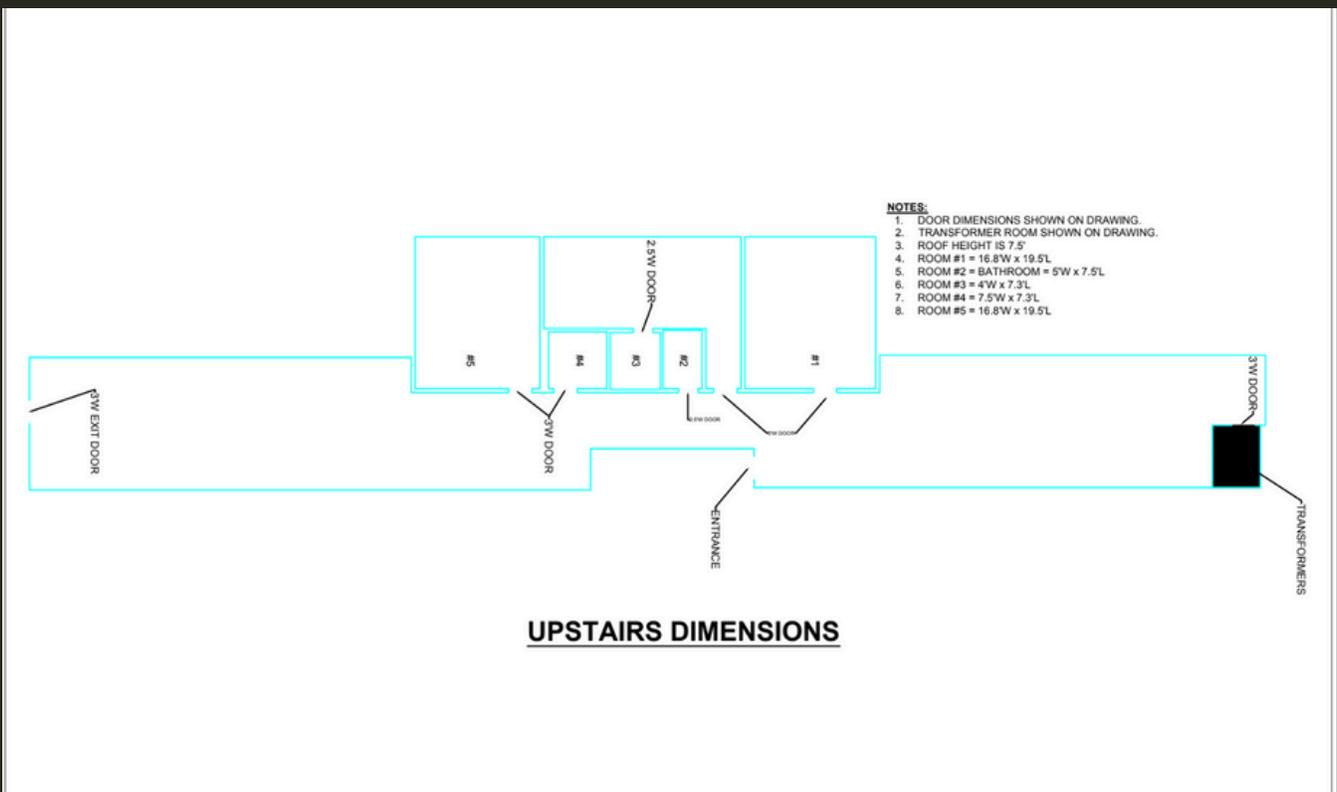
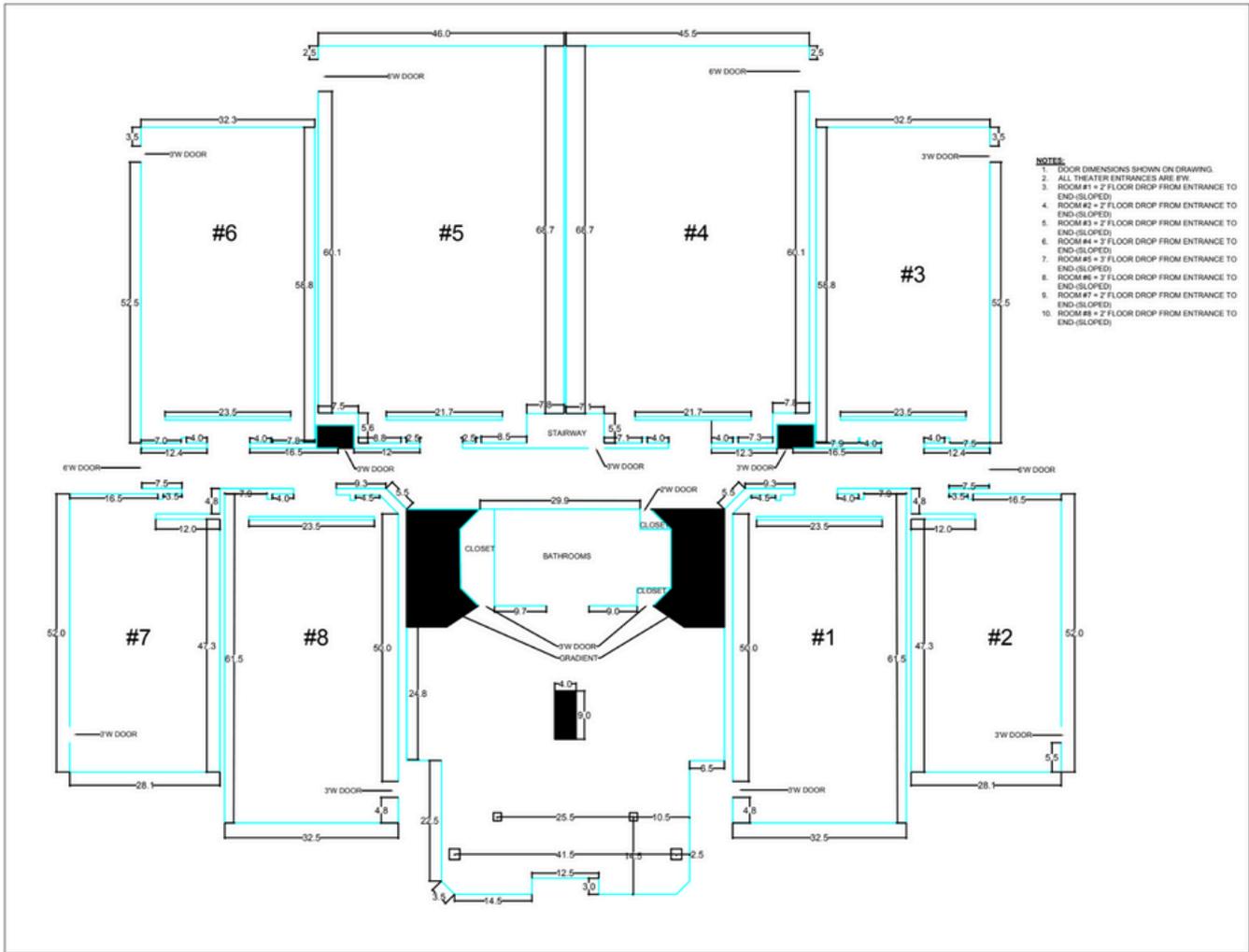
Zoning Type CA

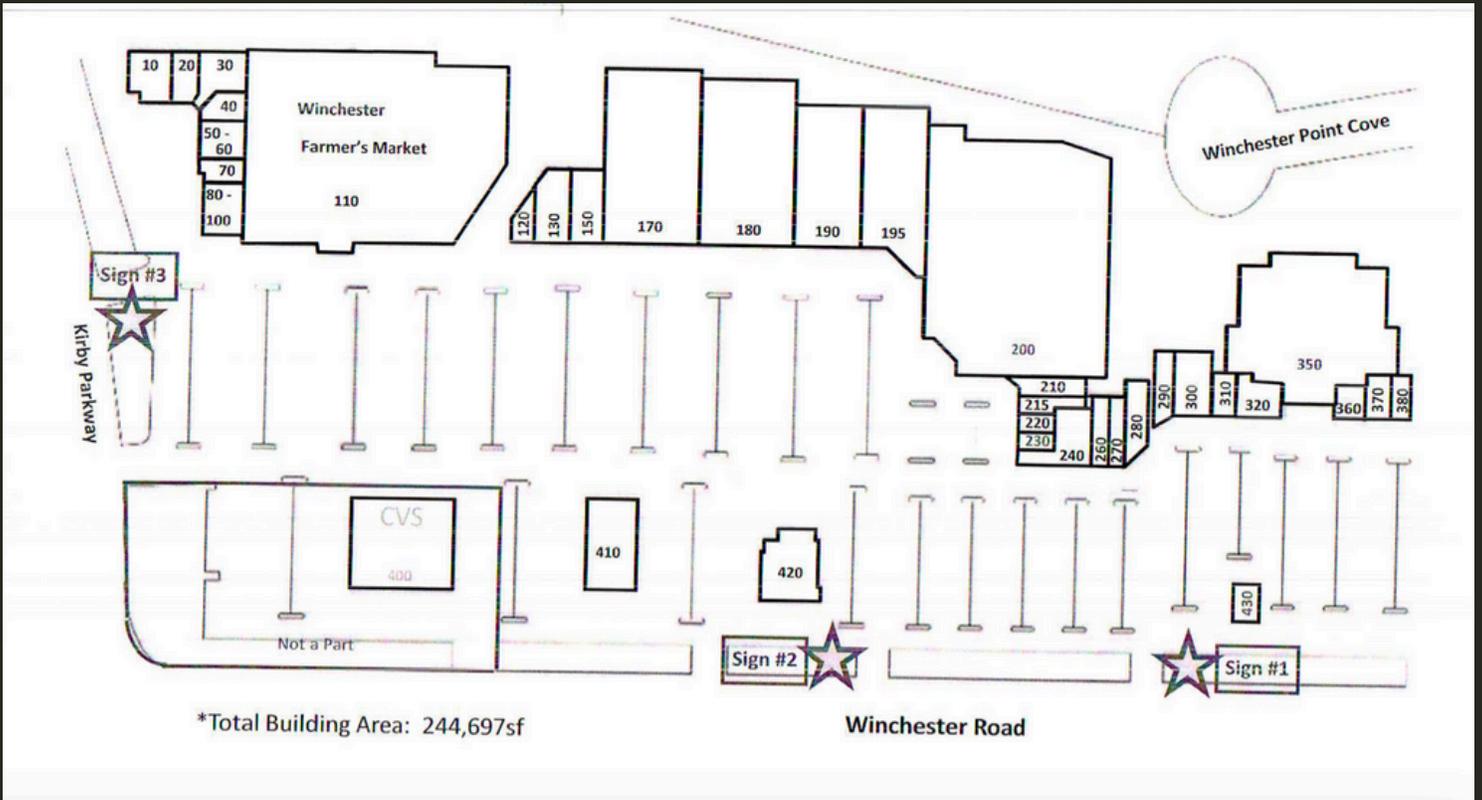
Building Class A

AVAILABLE SPACE

Suite	SF	Floor	Rent	Lease Type	Notes
350	+/- 23,904	1st Floor	\$4.50/SF	Gross	Former movie theater









ABOUT THE AREA

MEMPHIS, TN

Memphis, Tennessee is located in southwestern Tennessee along the Mississippi River and is the largest city in the state by population. Founded in 1819, it's often called "Bluff City" because of its elevated riverfront setting. The city sits near the borders of Tennessee, Arkansas, and Mississippi, making it a key regional crossroads.

Memphis is closely tied to the Mississippi River, which has shaped the city's growth, economy, and culture for more than two centuries. The riverfront supports commerce, tourism, and recreation, while also providing some of the widest river views along the Mississippi. River history remains a visible part of the city through parks, museums, and working ports.

Memphis is world-famous for its music legacy, especially as the birthplace of the blues and a major influence on rock 'n' roll. Beale Street remains one of the most iconic music districts in the world. The city is also home to Graceland, where Elvis Presley lived, now one of the most visited historic homes in the United States.

Economically, Memphis is a major logistics and transportation hub, with FedEx headquartered in the city and operating its global air hub at Memphis International Airport. The city is also known for its Memphis-style barbecue, particularly slow-smoked pork ribs with dry rubs. Sports fans know Memphis as home to the NBA's Memphis Grizzlies and the University of Memphis Tigers.

Memphis offers a lower cost of living compared to many large U.S. cities, which continues to attract residents and businesses. The city has a diverse housing stock ranging from historic homes to modern developments. Ongoing investment in healthcare, education, and redevelopment projects is helping shape Memphis's future while preserving its distinct character.

The city has a strong arts and cultural scene beyond music, with theaters, museums, and public art throughout downtown and Midtown. Institutions like the Memphis Zoo, Memphis in May International Festival, and the Orpheum Theatre draw visitors year-round. Neighborhoods such as Midtown and Cooper-Young are known for their creative communities and historic charm.

