

FOR LEASE

THE POINTE at CORDOVA



465 N Germantown Parkway

2 Suites - 1,400 SF EA or 1 Suite - 2,800 SF

EXCLUSIVELY LISTED BY:

GILL
PROPERTIES

8130 Macon Station, Suite 114
Memphis, TN 38018
901.758.1100



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PROPERTY HIGHLIGHTS



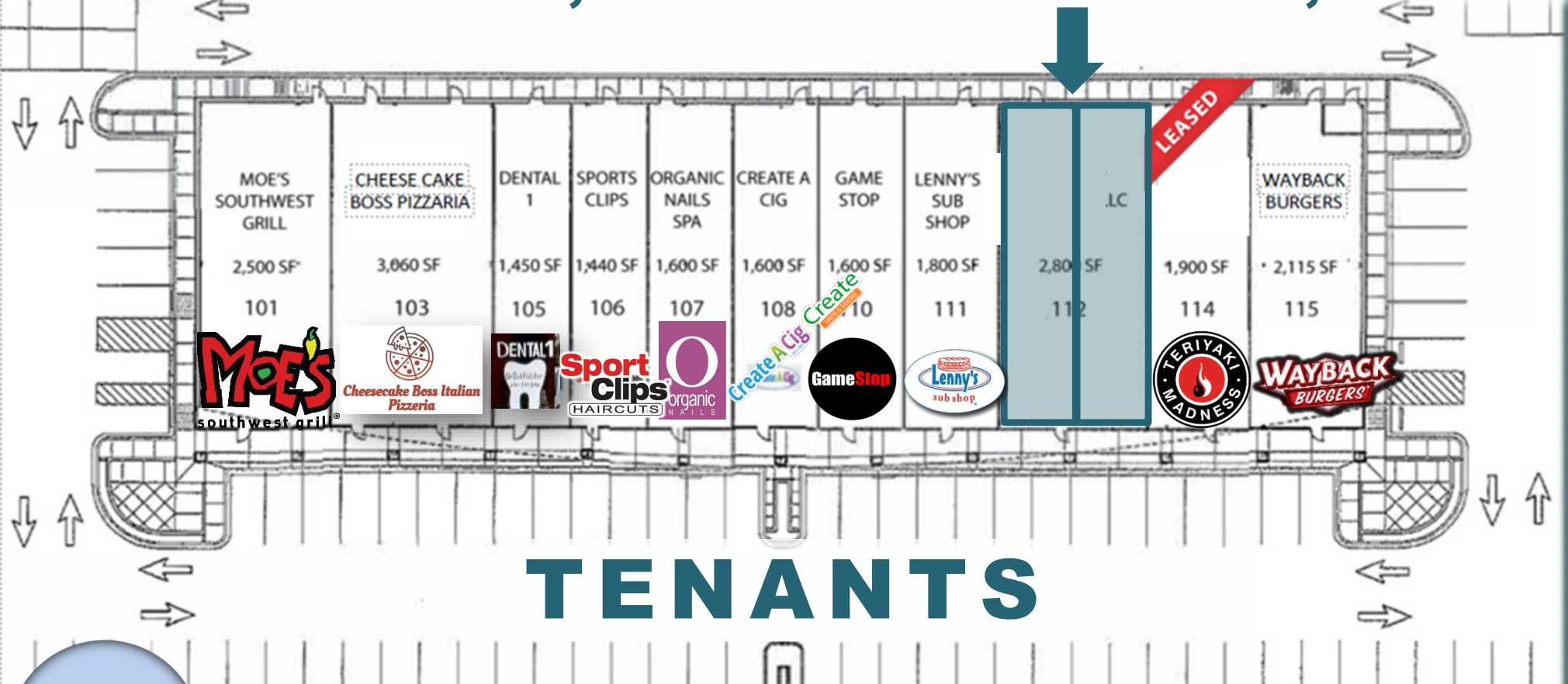
- **MOVE-IN READY!** | 2,800+ SF | Retail Space
- **Or Sub-Divide** | Two Suites – 1,400 SF EACH
- **Located in the Highly Desirable Retail Corridor on Germantown Parkway**
- **Diverse & Long Standing Tenants: Game Stop, Wayback, Moe's Southwest Grill, Lenny's....**
- **Retail Clothing Build-Out w/ Check-out Counter | 2 Dressing Rooms**
- **Space fronts the most highly traveled road in Shelby County with 60,000+ Vehicles daily**
- **Ample Parking**
- **Lease Rate: Negotiable**



PROPERTY LAYOUT

NOW AVAILABLE

**Plans to Sub-divide | 2 Suites
1,400 SF EACH or take 2,800 SF**

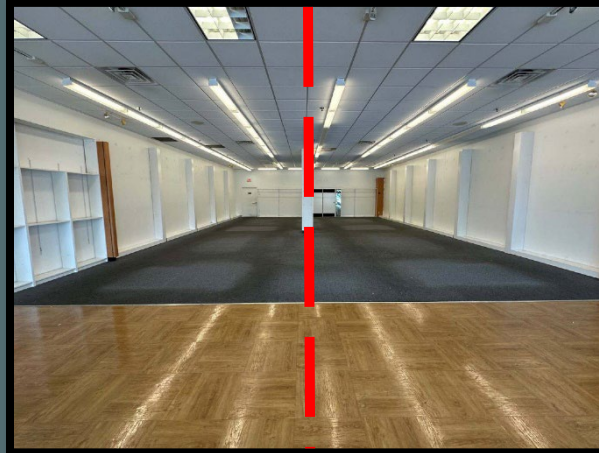
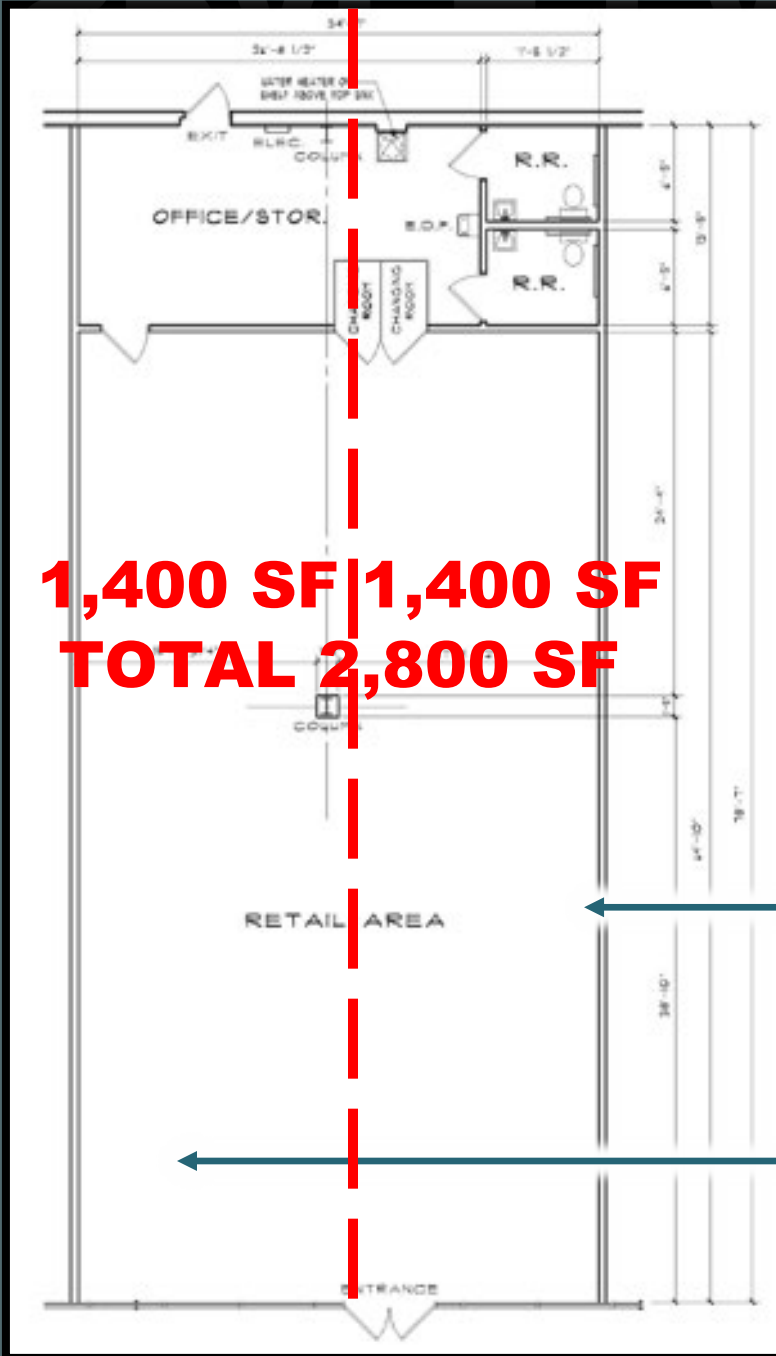


TENANTS



GERMANTOWN RD. | 60,000+ ADDT

SPACE LAYOUT



PREVIOUS TENANT

RETAIL AERIAL



N. Germantown Rd.

465 N. Germantown Rd.
Cordova, TN 38018

GILL
PROPERTIES

CORDOVA, TN



\$89,763
Household
Income



38-40
Median Age



\$187,877
Median Home Value



KEY FACTS

Based on a 5 mile radius of
CORDOVA



150,937
Total Population



\$1.9 Billion
Total Consumer
Spending



58,404
Households