



Overview

- Anchors: Kroger, Ross Dress for Less, and Rainbow with cross access to T.J. Maxx and Big Lots
- Excellent visibility and access from both Summer Avenue and Waring Road
- Nearby retailers: Lowe's, Family Dollar, Harbor Freight Tools, Aldi, Dollar General, and Walgreens
- Memphis is located within the Memphis-Forrest City MSA with a population of 1,342,914 people
- The Memphis area enjoys a robust and diverse economy as a result of being well positioned on America's largest river
- Memphis is known as the distribution hub of the U.S. with the FedEx headquarters being here. They use the Memphis International Airport as their global super hub facility, making the airport the busiest cargo airport in the U.S.

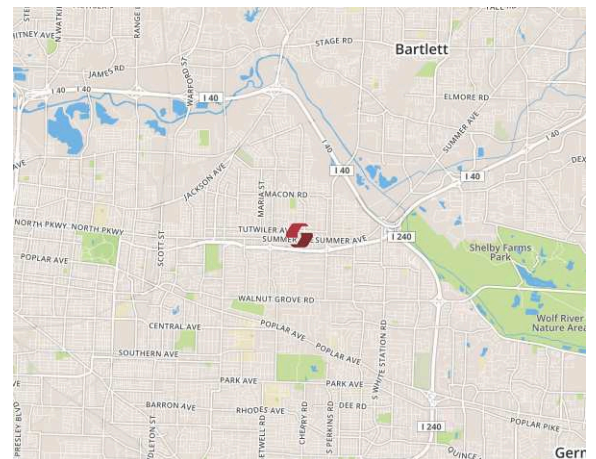
| Demos | 3 miles | 5 miles | 7 miles |
|----------------------|----------|----------|----------|
| Population | 77,779 | 227,335 | 432,717 |
| Households | 31,156 | 91,369 | 169,937 |
| Avg Household Income | \$80,340 | \$71,143 | \$65,521 |

Leasing Contact

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Traffic Counts (AADT)

Summer Ave 28,517
Waring Rd 6,824





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|----|------------------------|--------|----|---------------------|-------|----|-----------------------------|-------|
| 1 | Kroger | 55,211 | 9 | H&R Block | 1,510 | 18 | Advance America | 2,162 |
| 1A | Kroger Storage | 3,542 | 10 | Available | 2,207 | 19 | Dr. Michael Shirley | 1,219 |
| 2 | Madrag | 5,467 | 11 | Nail Salon | 1,285 | 20 | America's Best | 3,358 |
| 3 | Available | 9,520 | 12 | Available | 5,622 | 21 | Contacts & Eyeglasses | 2,100 |
| 4 | Available | 1,526 | 13 | Available | 4,810 | 22 | Captain JJ's Fish & Chicken | - |
| 5 | Little Caesar's | 1,560 | 14 | Available | 544 | 23 | KFC | - |
| 6 | Gold & Gifts | 983 | 15 | Charlie's Shoe Shop | 544 | | First Tennessee Bank | - |
| 7 | Ross Dress for Less | 30,187 | 16 | Kroger Fuel Station | 2,162 | | | |
| 8 | Hibbett Sporting Goods | 4,950 | 17 | In & Out Wireless | 1,360 | | | |