

Opportunity

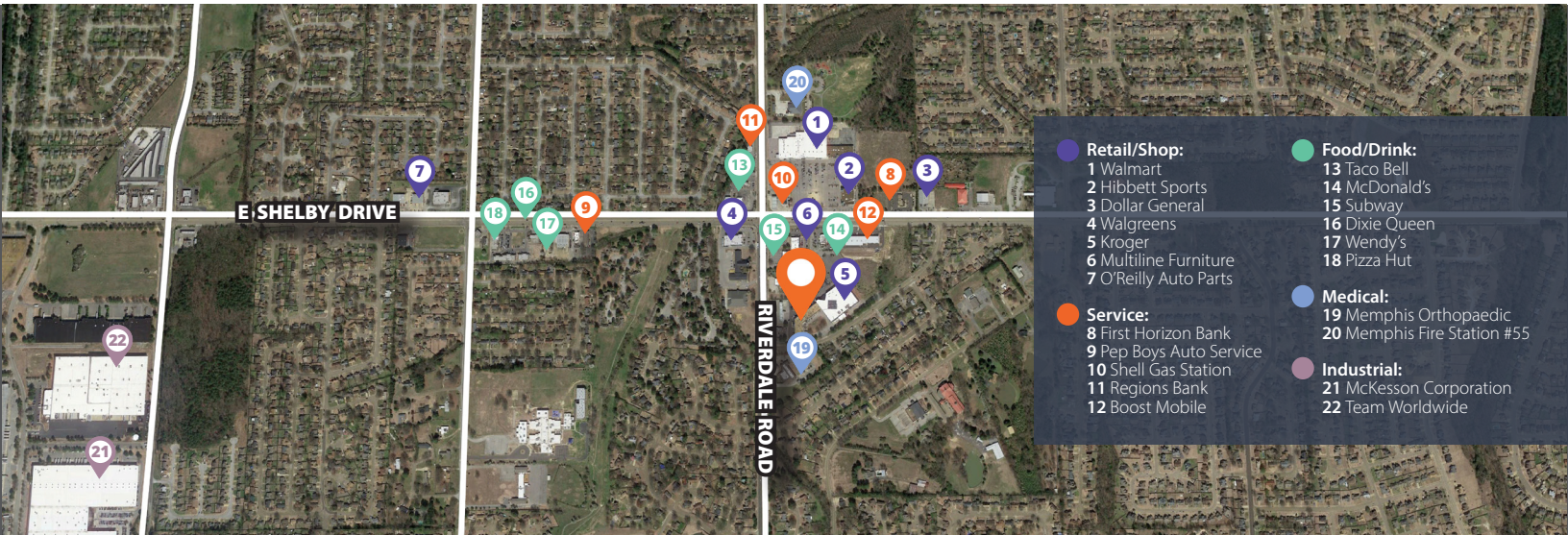
- 1,217-12,053 sf retail space for lease
- On the corner of East Shelby Drive (29,009 VPD) and Riverdale Road (24,540 VPD)
- Current tenants include Kroger, Multiline Furniture, and Little Caesars Pizza

Demographics	1 Mile	3 Miles	5 Miles
Population	12,516	70,503	154,010
Households	4,178	25,569	57,551
Average Income	\$55,890	\$50,497	\$52,571

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- Retail/Shop:**
 - 1 Walmart
 - 2 Hibbett Sports
 - 3 Dollar General
 - 4 Walgreens
 - 5 Kroger
 - 6 Multiline Furniture
 - 7 O'Reilly Auto Parts
- Food/Drink:**
 - 13 Taco Bell
 - 14 McDonald's
 - 15 Subway
 - 16 Dixie Queen
 - 17 Wendy's
 - 18 Pizza Hut
- Service:**
 - 8 First Horizon Bank
 - 9 Pep Boys Auto Service
 - 10 Shell Gas Station
 - 11 Regions Bank
 - 12 Boost Mobile
- Medical:**
 - 19 Memphis Orthopaedic
 - 20 Memphis Fire Station #55
- Industrial:**
 - 21 McKesson Corporation
 - 22 Team Worldwide



Suite #	Tenant	SF
0001	Kroger	63,986
00020	LYE Academy	3,780
00040	Splendid Nails	1,200
00050	Alex Farms	1,015
00060	Multiline Furniture Storage	2,100
00070	Memphis Postal Center	1,250
00080	Boost Mobile	1,375
00090	Fish-Fil-A	1,540
00100	China House	2,000
00110	AVAILABLE	5,523
00120	AVAILABLE	6,530
00300	Subway	1,200
00310	Metro PCS	900
00320	Johnny W. Sanders	840
00330	Little Caesars Pizza	1,200
00340	Paradigm Dental Center	1,400
00350	Arch2Arch	1,500
00360	AVAILABLE	1,217
00370	MY NP!!!	1,300
00380	Signature Barber	1,400
00410	Multiline Furniture Express	8,800



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