



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.

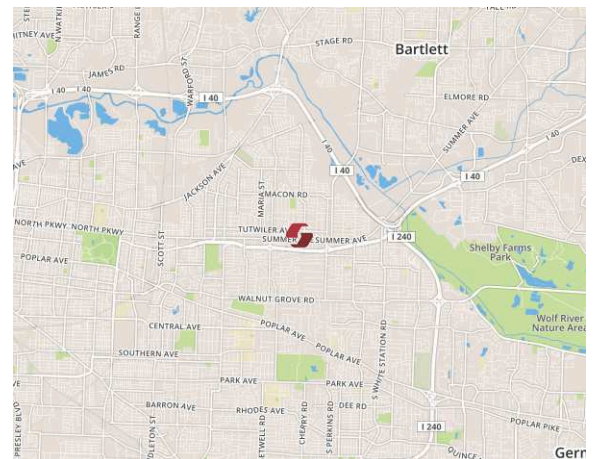
Demos	3 miles	5 miles	7 miles
Population	77,840	227,593	433,362
Households	31,186	91,439	170,216
Avg Household Income	\$79,276	\$69,907	\$64,531

Leasing Contact

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Traffic Counts (AADT)

Summer Ave 28,517
Waring Rd 6,824





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	
4	Available	1,526	13	Available	4,810	22	Captain JJ's Fish & Chicken	2,100
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			