



**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

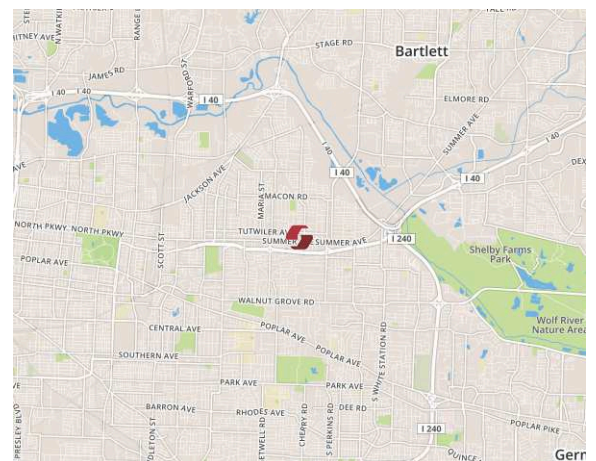
Population	78,163	227,973	434,318
Households	31,285	91,581	170,540
Avg Household Income	\$78,655	\$69,206	\$63,839

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