

THE SHOPS AT  
CARRIAGE  
CROSSING

# LEASING OPPORTUNITIES



COLLIERVILLE, TN (MEMPHIS MSA)

OWNED AND MANAGED BY

EDWARDS  
REALTY COMPANY





# CARRIAGE CROSSING IS...

## AFFLUENT

The median home value in the Town of Collierville is **\$517,500** (Redfin, 2023), the median household income is **\$120,000** (U.S. Census, 2021) and **20% of shoppers** at Carriage Crossing have a household income greater than **\$150,000** (Placer.ai, 2023).

## CENTRAL

Only a 28-minute drive to the center of downtown Memphis and 22 minutes to Memphis International Airport, Carriage Crossing is ideally located in the heart of the region.

## CONNECTED

Carriage Crossing is strategically located along key regional arteries Rt. 385 (22,000 VPD), Houston Levee Rd. (12,000 VPD), E. Shelby Dr. (10,000 VPD) and I-269 (30,000 VPD), providing easy access for the area's affluent patrons.

## ACTIVE

Carriage Crossing received **2.6M property visits** over the past 12 months, putting them in the **90th percentile** of both statewide and Memphis-metro-area shopping centers (Placer.ai). **3 hotels** are currently on-site and **2 more** are in development.

## COMMUNITY

Carriage Crossing is home to a variety of community events for the town and surrounding area including a popular summer movie series, trick-or-treating and Frosty Fest, the kickoff to the holiday season. Our goal is to become the premier lifestyle center in Memphis.





# COLLIERVILLE, TN

Collierville, TN, is straight out of a Hallmark movie, literally. Hallmark filmed scenes from its movie *Wedding at Graceland* (2019) in Collierville's Town Square, and when you visit, it's easy to see why! Just a short, 22-minute drive from Downtown Memphis, Collierville offers diverse shopping, delicious dining and distinct attractions.



**Best Place to Live, Best Place to Raise a Family & Best Suburb for Young Professionals in the Memphis Area**

Niche, 2023



**Collierville Schools Ranked Best School District in Tennessee**

Niche, 2022



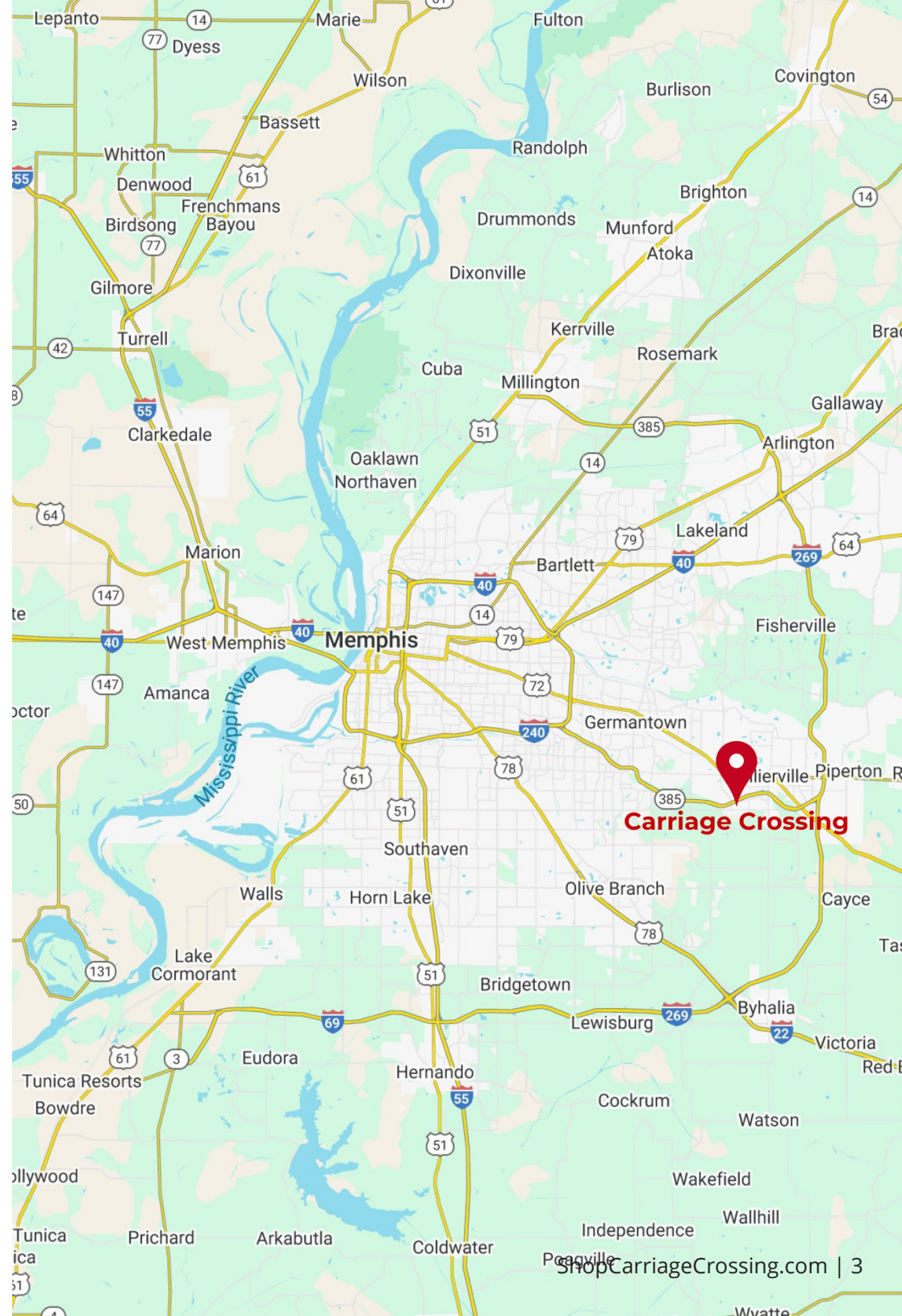
**Safest Cities in Tennessee**

BackgroundChecks.org, 2019



**Best Small Town in America**

Parade Magazine, 2014





# LIFE AT CARRIAGE CROSSING

THE SHOPS AT  
**CARRIAGE  
CROSSING**

## FREE CARRIAGE RIDES .....

Carriage Crossing offers free carriage rides to customers every Saturday during the holiday shopping season.



## MIDWEEK MOVIES .....

Throughout the summer & fall we show free movies on the center green with music, popcorn and themed activities.



## FALL FESTIVAL .....

We kick off fall at Carriage Crossing with pumpkin crafts, music, carriage rides and other family-friendly entertainment.



## FROSTY FEST .....

This annual holiday event includes photos with Santa, holiday characters, larger-than-life decorations and more festive fun.



# SITE PLAN

4,476 SF in Central Location  
with Patio Opportunity.



Former Macy's Box Opportunity  
Can be converted to office, medical,  
entertainment, fitness, etc. 130,000 SF



| Suite | Tenant                 | SF     |
|-------|------------------------|--------|
| OP-1  | Jared Jewelry          | NAP    |
| OP-2  | Red Robin              | NAP    |
| 101   | Firebirds              | 7,056  |
| 111   | Nashoba                | 10,084 |
| 121   | Rack Room Shoes        | 15,460 |
| 131   | Sun Porch Salon        | 1,440  |
| 133   | Available              | 1,440  |
| 135   | Available              | 3,436  |
| 137   | Available              | 1,046  |
| 141   | Carrabba's             | 6,092  |
| 200   | Bonefish Grill         | 6,000  |
| 202   | Stix                   | 4,482  |
| 206   | Yankee Candle          | 1,540  |
| 210   | Zales Jewelers         | 1,576  |
| 212   | Nerd Alert             | 840    |
| 214   | Nerd Alert             | 1,750  |
| 218   | Wine Not               | 1,399  |
| 222   | Build-to-Suit          | 7,502  |
| 424   | College Station        | 4,000  |
| 428   | The Song Shack         | 3,000  |
| 432   | Management Office      | 2,400  |
| 501   | Pickleball 901         | 28,307 |
| 511   | Massage Envy           | 3,635  |
| 521   | Barnes & Noble         | 25,322 |
| 529   | Bath & Body Works      | 3,300  |
| 531   | Chico's                | 2,850  |
| 535   | LOFT                   | 5,996  |
| 541   | Available              | 4,476  |
| 543   | Slimetastic            | 1,848  |
| 545   | Available              | 1,793  |
| 547   | Available              | 1,794  |
| 551   | Available              | 2,824  |
| 555   | Storage                | 5,296  |
| 557   | Available              | 1,454  |
| 559   | Available              | 3,299  |
| 561   | Lease Pending          | 4,557  |
| 563   | Collierville Taekwondo | 4,751  |
| 571   | Available              | 3,482  |
| Z00C  | Dillard's              | NAP    |
| 610   | 901 Soccer             | 2,970  |
| 614   | Available              | 1,525  |
| 616   | SPCA Memphis           | 1,080  |

| Suite                 | Tenant                  | SF      |
|-----------------------|-------------------------|---------|
| 618                   | Available               | 1,408   |
| 620                   | Great American Cookies  | 1,281   |
| 622                   | Everlasting Bride       | 1,874   |
| 624                   | Available               | 3,679   |
| 626                   | L.Y.E. Academy          | 4,000   |
| 628                   | Build-A-Bear            | 2,625   |
| 632                   | Jumpin' Jellybeans      | 7,008   |
| 638                   | H&M                     | 19,141  |
| 644                   | City Gear               | 6,038   |
| 648                   | Available               | 1,400   |
| 650                   | Savour Salon Suites     | 6,975   |
| 652                   | Flipping Out            | 3,000   |
| 656                   | Lane Bryant and Cacique | 6,800   |
| 660                   | Indoor World            | 4,291   |
| 672                   | Available               | 2,527   |
| MRJA                  | MidSouth Furniture      | 130,000 |
| 701                   | Chateau Ivory           | 2,571   |
| 703                   | Ashtoria Aesthetics     | 3,239   |
| 705                   | Clariti Eye Care        | 2,736   |
| 709                   | Sephora                 | 5,380   |
| 711                   | Available               | 3,500   |
| 715                   | Available               | 1,200   |
| 721                   | Rhea Lana               | 19,383  |
| 739                   | Rolfe Customs           | 1,357   |
| 741                   | Mike's Hot Wings        | 4,070   |
| 800                   | Restaurant Space        | 2,724   |
| 806                   | Finish Line             | 4,293   |
| 808                   | Bricks & Minifigs       | 3,499   |
| 810                   | Tyler's Way Foundation  | 4,071   |
| 814                   | Available               | 1,438   |
| 818                   | Available               | 1,432   |
| 820                   | M&K Fashion             | 6,329   |
| 826                   | Available               | 4,950   |
| 830                   | Available               | 6,049   |
| 836                   | Available               | 7,494   |
| 840                   | Available               | 1,849   |
| 842                   | Sunglass Hut            | 1,386   |
| 850                   | Kre8tions               | 1,878   |
| 856                   | Frida's                 | 7,383   |
| 901                   | Border Martial Arts     | 10,881  |
| 1000                  | Swing Lab               | 9,636   |
| Courtyard by Marriott |                         | NAP     |



# CONTACT INFORMATION

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## PRIMARY LEASING

### **Jonathan Aur**

Direct: (901) 545-3139

jaur@jonesaur.com

### **Dustin Jones**

Direct: (901) 545-3150

djones@jonesaur.com

## SPECIALTY LEASING

### **Aaron Gadiel**

Direct: (205) 795-5522

aaron@edwardsrealtyco.com



### **Let's Connect**

@ShopCarriageCrossing

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