

SOUTHGATE SHOPPING CENTER

1979 S THIRD ST



PROPERTY DESCRIPTION

Retail Availability in a 212,000 SF Neighborhood Shopping Center at Third Street and Belz Boulevard

PROPERTY HIGHLIGHTS

- Suites ranging from 526 SF to 22,000 SF
- Located in South Memphis, near major employment hubs including International Port of Memphis, CN Railroad Intermodal Yard, UPS Distribution Center, FedEx World Hub, and Presidents Island Industrial Park
- Traffic Counts: Third Street (22,584 AADT) and Belz Boulevard (11,574 SF)
- Area Retailers: Family Dollar, AutoZone, Save A Lot, Advance Auto Parts, Rent-A-Center, Citi Trends, McDonald's, Popeyes, Church's Chicken, and more

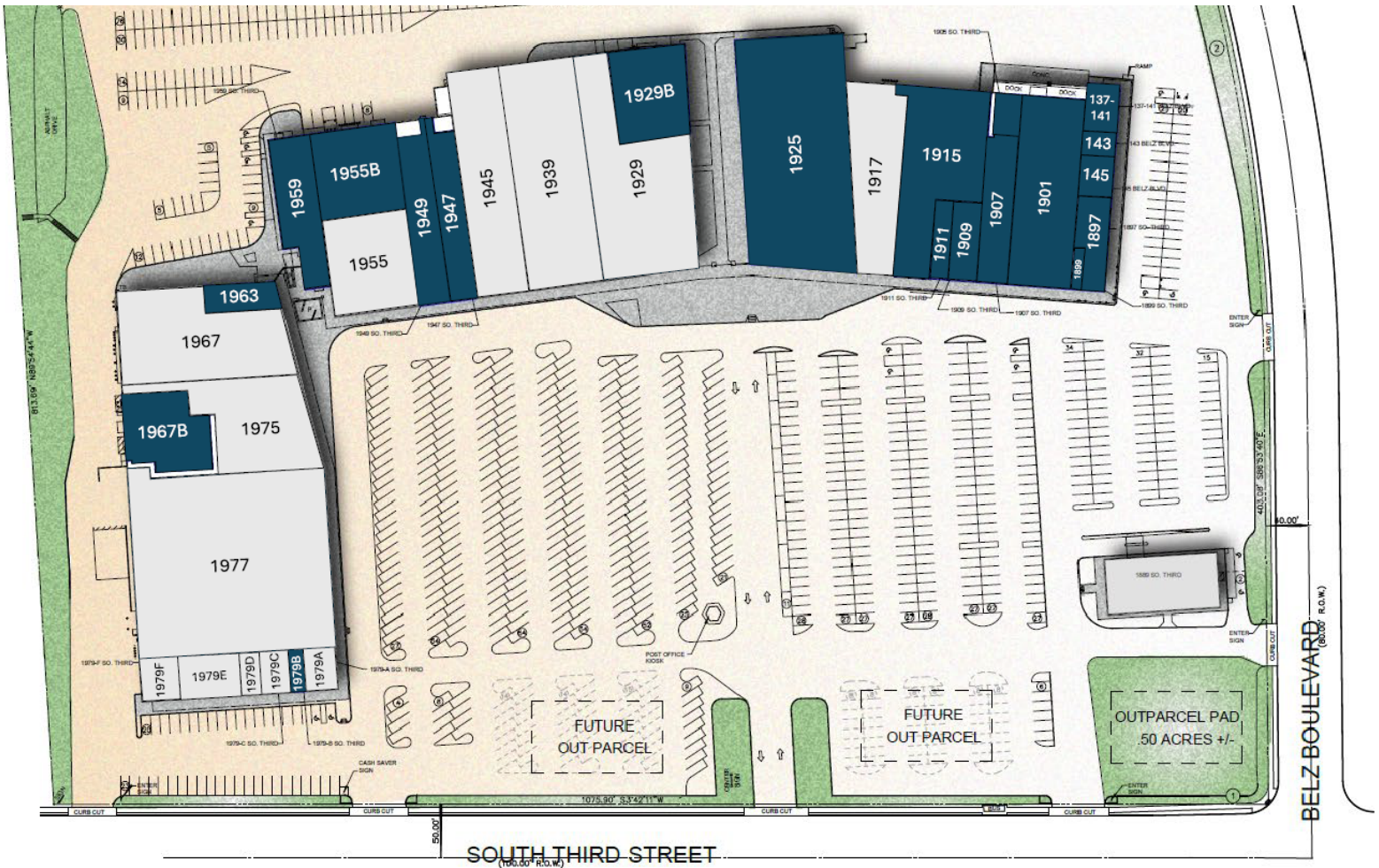
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,695	17,019	39,042
Total Population	7,104	43,911	99,955
Average HH Income	\$55,157	\$57,291	\$58,169

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SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
Suite 137-141	Available	1,350 SF	Suite 1917	Available	5,933 SF	Suite 1963	Available	1,050 SF
Suite 143	Available	687 SF	Suite 1925	Available	22,000 SF	Suite 1967	Available	11,088 SF
Suite 145	Available	1,283 SF	Suite 1929	Available	100 SF	Suite 1967-B	Available	6,044 SF
Suite 1879	Available	2,237 SF	Suite 1929B	Available	6,087 SF	Suite 1975	Available	5,712 SF
Suite 1899	Available	440 SF	Suite 1939	Available	100 SF	Suite 1977	Available	30,940 SF
Suite 1901	Available	10,630 SF	Suite 1945	Available	100 SF	Suite 1979-A	Available	1,240 SF
Suite 1905	Available	1,370 SF	Suite 1947	Available	3,250 SF	Suite 1979-B	Available	526 SF
Suite 1907	Available	4,177 SF	Suite 1949	Available	4,800 SF	Suite 1979-C	Available	1,160 SF
Suite 1909	Available	2,025 SF	Suite 1955	Available	8,935 SF	Suite 1979-D	Available	760 SF
Suite 1911	Available	1,248 SF	Suite 1955B	Available	5,706 SF	Suite 1979-E	Available	2,400 SF
Suite 1915	Available	11,175 SF	Suite 1959	Available	5,220 SF	Suite		