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COMMERCIAL REAL ESTATE

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WOLF CHASE SHOPS - MULTI TENANT NNN RETAIL CENTER - BARTLETT (MEMPHIS), TN

±80k VPD SIGNALIZED INTERSECTION - HIGH TRAFFIC RETAIL CORRIDOR - EXCELLENT DEMOGRAPHICS



Actual Site Image

WOLF CHASE SHOPS - PRIME MEMPHIS NNN RETAIL CENTER

8070 Stage Road, Bartlett, TN 38133

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INVESTMENT HIGHLIGHTS

Prime Retail Location | Exceptional Demographics

Wolfchase Shops is strategically positioned at the signalized intersection of Highway 64 (Stage Road) and Germantown Parkway—one of the busiest retail corridors in Bartlett, a suburb of Memphis, TN—with combined traffic counts reaching 80,000 vehicles per day. The property sits directly across from the Wolfchase Galleria Mall, home to over 130 national retailers. Nearby major anchors include Sam’s Club, Walmart, Lowe’s, Target, and Home Depot. The surrounding area boasts strong demographics, with over 160,000 residents and an average household income of over \$106,000 within a 5-mile radius.

Attractive Lease Terms | Strong Retail Performance

The property benefits from favorable lease structures with current rents at or below market levels, providing future upside through strong scheduled rental increases and re-tenanting opportunities. Mattress Firm continues to demonstrate strong in-store sales, approaching its percentage rent threshold in recent years. Subway recently renewed for a 10 year term with 3% annual rental increases. T-Mobile is still in its primary term and includes strong 5 year renewals with significant rental increases

National Tenant Lineup | NNN Leases

The center is anchored by nationally recognized tenants Mattress Firm, T-Mobile, and Subway, ensuring steady foot traffic and brand-driven consumer appeal. T-Mobile most recently signed a new 10-year lease and fully renovated its space as part of a strategic relocation from a nearby site. All leases are triple-net (NNN), with tenants reimbursing the landlord for operating expenses on a monthly basis.

Strong Memphis MSA Fundamentals

Located just 17 miles from Downtown Memphis, the property benefits from its proximity to one of the South’s most dynamic metropolitan areas. Memphis, with a city population of over 650,000 and a metro population exceeding 1.3 million, serves as a regional economic hub for Tennessee, Mississippi, and Arkansas.

PRICE: \$3,000,000

CAP: 6.35%

SIZE: 8,100 SF

TENANTS: 3

2024 NOI: \$190,804

LEASE TYPES: NNN



RETAIL MAP

Wolf Chase Shops - 8070 Stage Road, Bartlett, TN 38133



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MATTRESS FIRM

Mattress Firm, Inc. is the largest specialty mattress retailer in the United States, operating approximately 2,400 company-owned and franchised locations nationwide under the Mattress Firm and Sleep Train brands. Founded in 1986 and headquartered in Houston, TX, the company offers a wide assortment of bedding products across all price points, including top national brands such as Sealy, Simmons, and Tempur-Pedic. In addition to mattresses, Mattress Firm also sells bed frames, adjustable bases, and other sleep-related accessories.

In 2016, Mattress Firm was acquired by Steinhoff International Holdings N.V., a global retail holding company with more than 12,000 locations worldwide. The company successfully completed a Chapter 11 restructuring in 2018, significantly improving its financial position and optimizing its store portfolio for long-term profitability.

T Mobile

T-Mobile (NYSE: TMUS) is one of the leading wireless network operators in the United States and currently serves as the nation's second-largest carrier, with over 102 million subscribers. Headquartered in Bellevue, Washington, the company operates as the U.S. wireless arm of Deutsche Telekom AG, a global telecommunications provider based in Germany.

In April 2020, T-Mobile completed its \$26.5 billion merger with Sprint Corporation, significantly expanding its customer base and network capabilities. The Sprint brand was fully retired later that year, and the combined entity has since become the largest 5G provider in the United States—offering coverage to over 250 million people across 1.3 million square miles and more than 7,500 cities and towns.

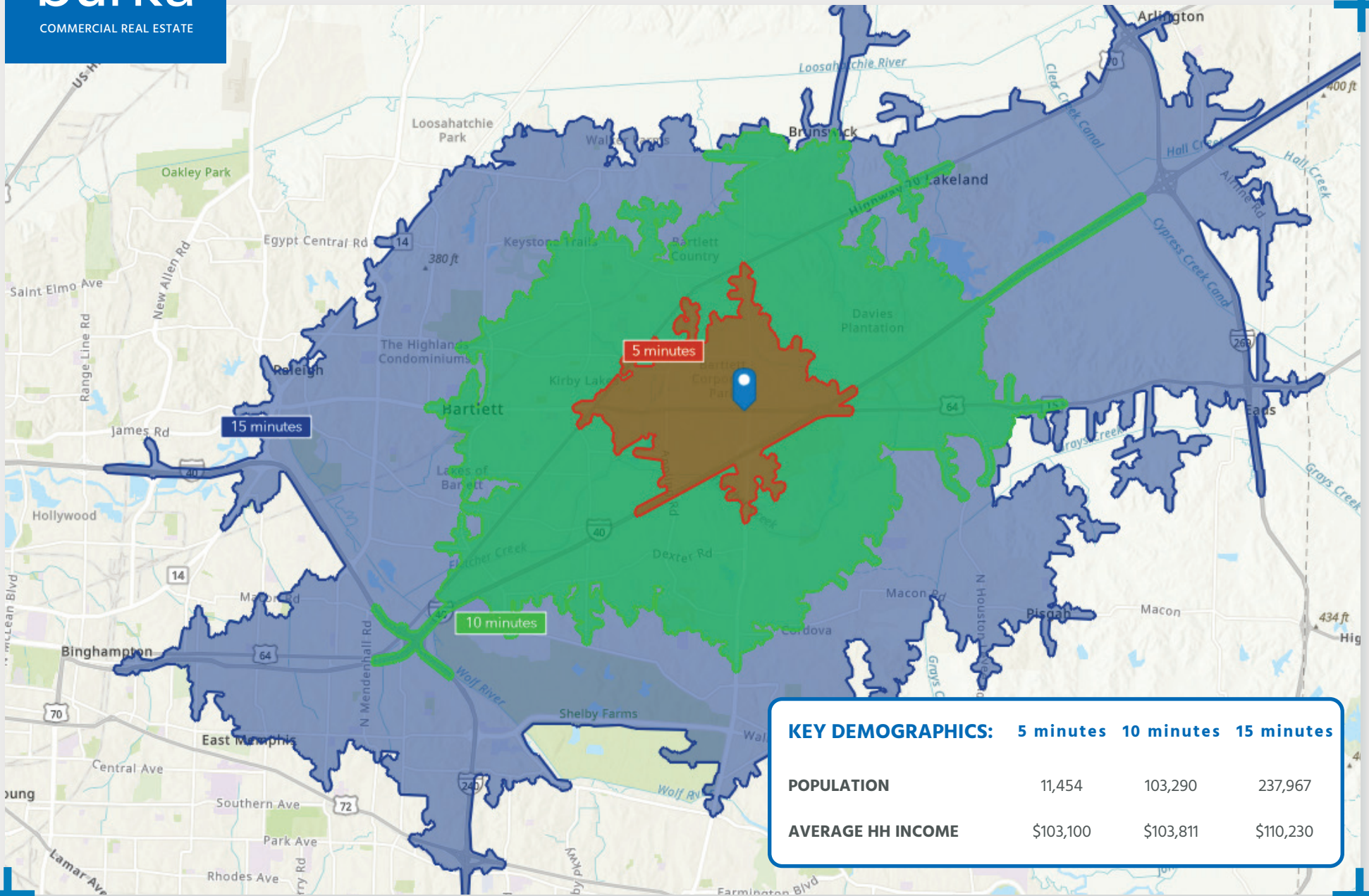
T-Mobile has demonstrated consistent revenue growth and industry-leading innovation, particularly in expanding 5G infrastructure. As a publicly traded company with investment-grade backing from Deutsche Telekom and substantial market share, T-Mobile represents a highly creditworthy and stable anchor tenant.

SUBWAY

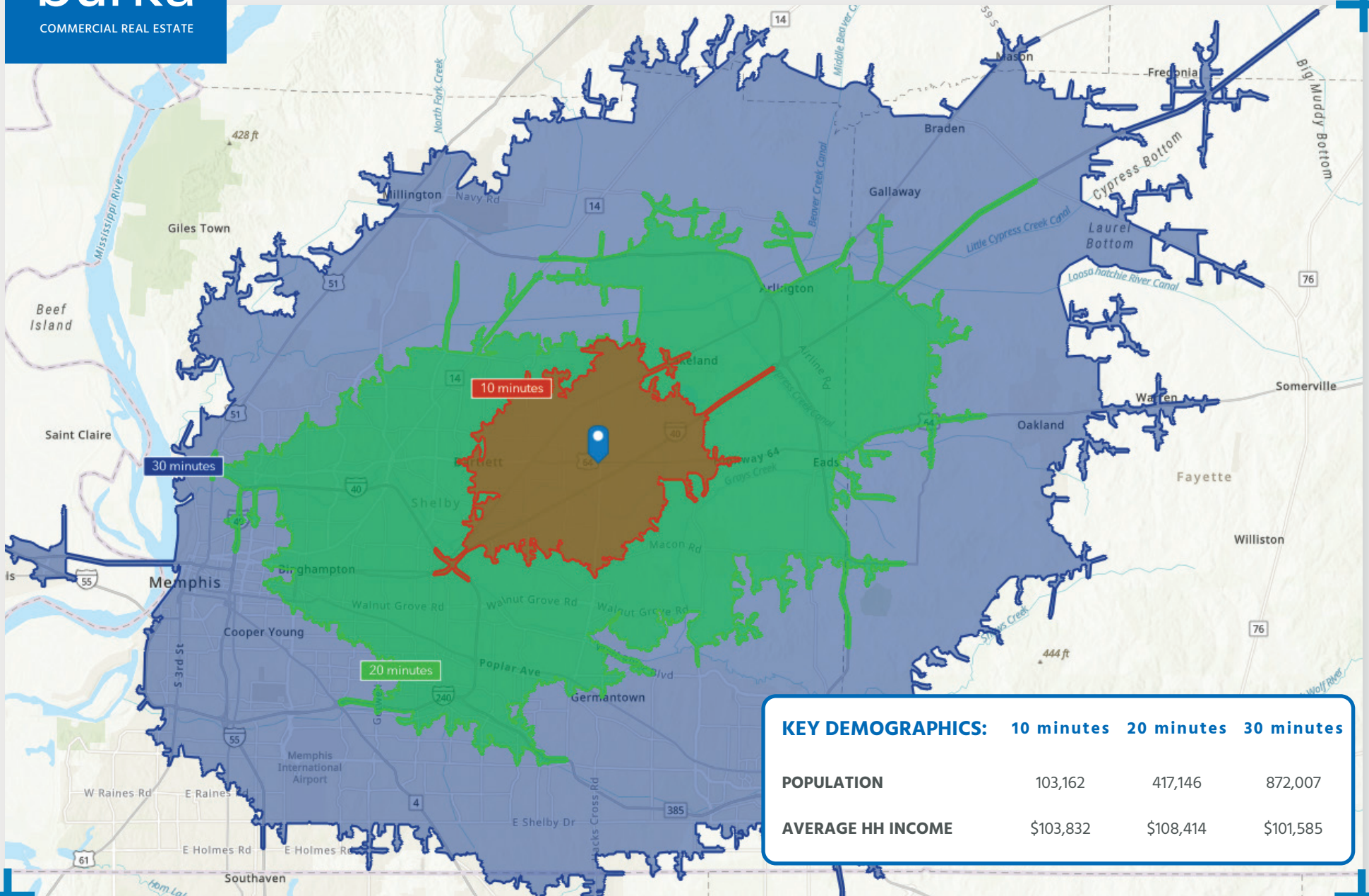
Subway is one of the world's largest and most recognized quick-service restaurant (QSR) brands, specializing in made-to-order submarine sandwiches, salads, and beverages. Founded in 1965, the company has grown into a global franchise powerhouse, with more than 41,000 locations across over 100 countries. As of late 2019, the brand maintained over 23,000 units in the United States alone—making it the largest single-brand restaurant chain and the largest restaurant operator in the world by number of locations.

Subway is privately held, with its global headquarters based in Milford, Connecticut, and regional offices supporting international operations in Europe, Asia, Australia, and Latin America. The brand's continued global reach and strong presence in the U.S. market underscore its lasting consumer appeal and operational resilience.

TENANT OVERVIEWS



EXCEPTIONAL LOCAL DEMOGRAPHICS



STRONG REGIONAL ACCESS

Wolf Chase Shops - 8070 Stage Road, Memphis, TN 38133



SITE IMAGES

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SITE IMAGES

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LOCATION OVERVIEW

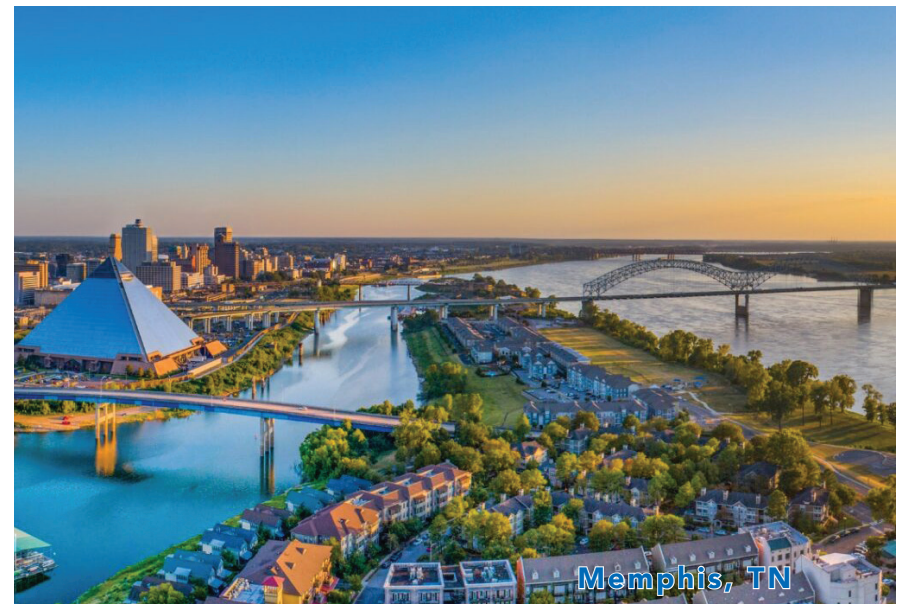
Bartlett is a thriving suburb of Memphis, located just 13 miles northeast of downtown in Shelby County, Tennessee. With a population of 58,640—up nearly 12% since 2010—it ranks as the 9th largest city in the state. Bartlett is home to the state’s largest high school, Bartlett High, which completed a \$60 million renovation in 2020 featuring a new gymnasium, auditorium, turf football field, and expanded classroom space. The city has been recognized by Money Magazine as one of the Top 100 Places to Live and is ranked by Niche as the #7 Best Place to Live in the Memphis Area.

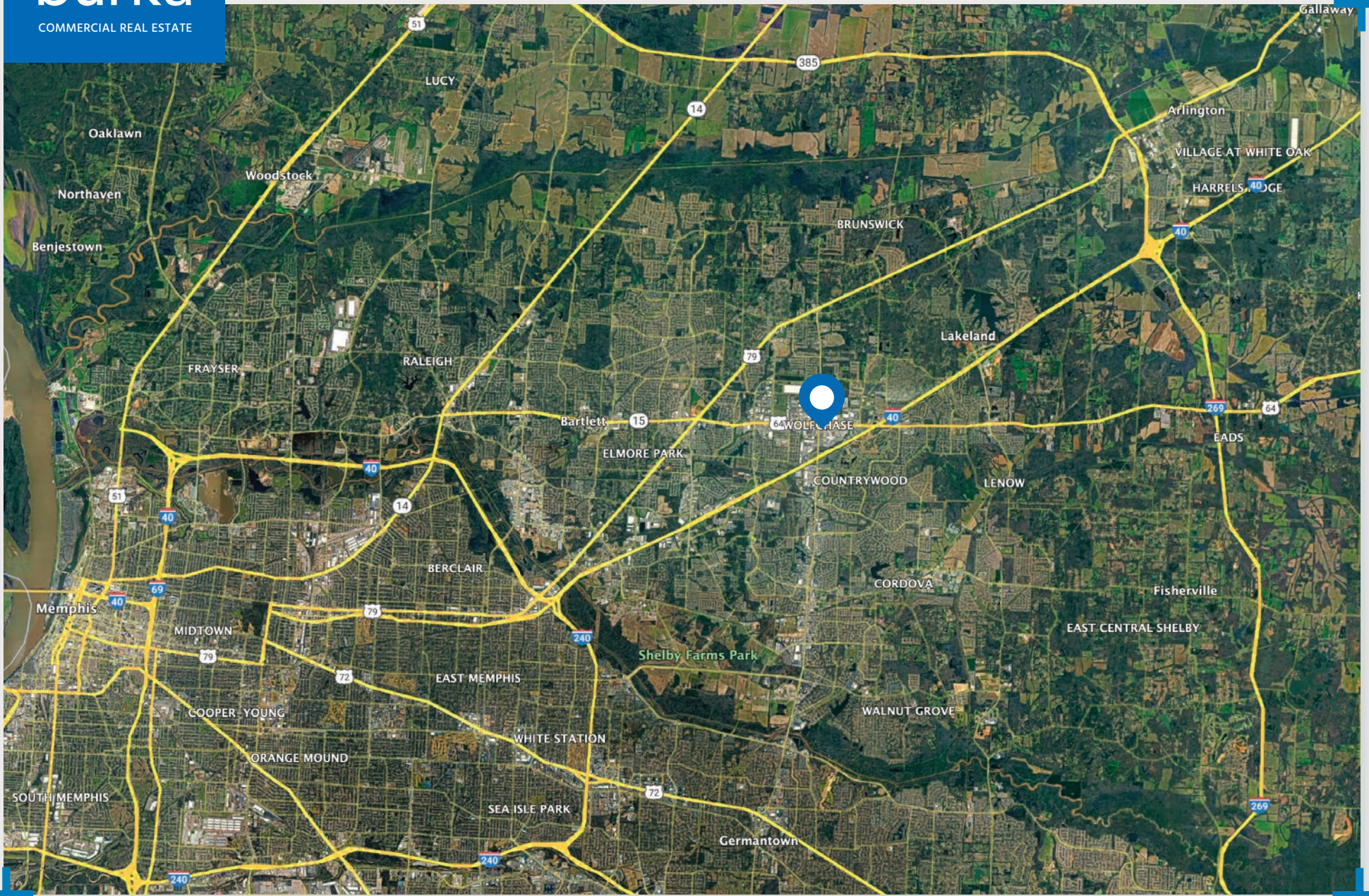
Memphis, the largest city in Tennessee and the 20th largest in the U.S., anchors a metro population of over 1.3 million. Known as a national logistics hub, Memphis benefits from its central location, access to the Mississippi River, five Class I railroads, and two major interstates (I-40 and I-55). FedEx, headquartered in Memphis, operates its global air hub at Memphis International Airport, the second-busiest cargo airport in the world. The city is also home to four Fortune 500 companies—FedEx, AutoZone, International Paper, and ServiceMaster—and major employers like First Horizon, Varsity Brands, and Brother International, which operates a 1.5 million SF facility just one mile from the subject property.

Further boosting the regional economy is **Blue Oval City**, a \$5.6 billion Ford-SK Innovation EV manufacturing campus under construction 32 miles northeast. Slated to begin production in 2027, it is expected to employ nearly 5,800

workers and represents the largest single investment in Tennessee’s history.

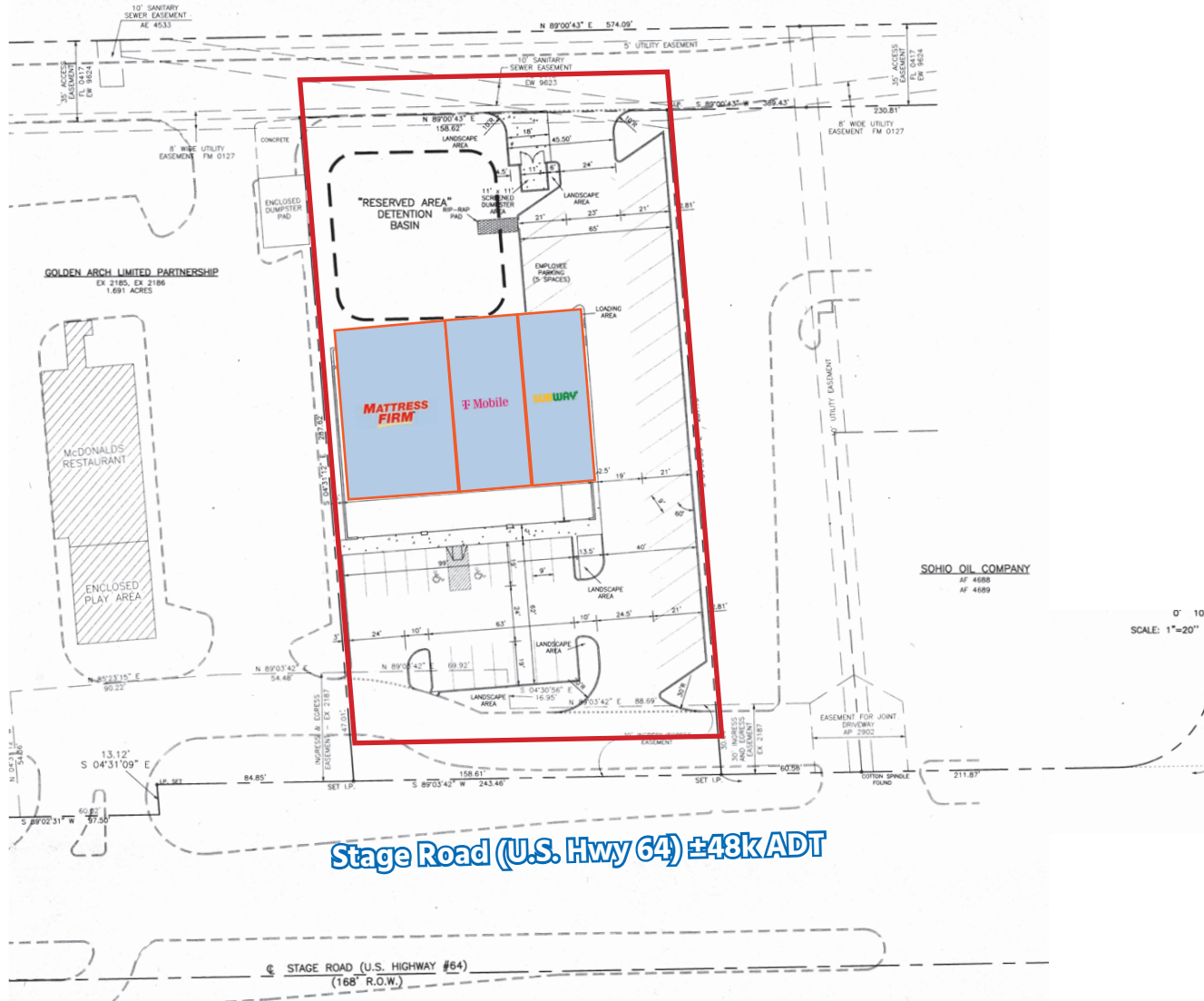
Memphis’s growing workforce, improving infrastructure, and ample land availability have spurred over 11.5 million SF of speculative industrial development in recent years—yet demand remains strong, keeping vacancy rates below historical averages.





LOCATION MAP

Wolf Chase Shops - 8070 Stage Road, Bartlett, TN 38133



Germantown Parkway E30k ADT

Stage Road (U.S. Hwy 64) ±48k ADT

0' 10' 40'
SCALE: 1"=20"



SITE PLAN AND LOD IS APPROXIMATE

SURVEY / SITE PLAN

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For more information, please contact the Owner's exclusive representatives:

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