

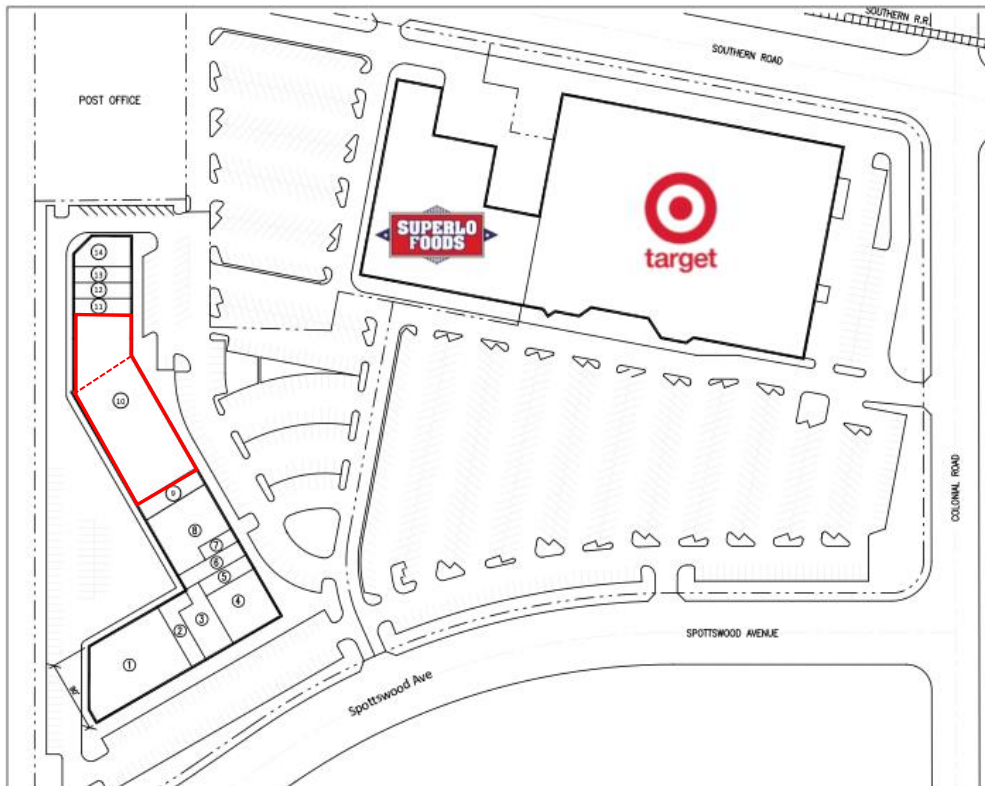
**RETAIL SPACE
AVAILABLE**

Audubon Place Shopping Center

4720 Spottswood Ave,
Memphis, TN 38117



**AVAILABLE
3,311 SF -
17,936 SF**



| KEY | TENANT | SQ. FT. |
|-----|--------------------------|-----------------|
| 1 | ATC Fitness | 11,180 |
| 2 | Bombay Salon & Spa | 2,200 |
| 3 | Rocky's | 3,110 |
| 4 | Mulan's Restaurant | 4,680 |
| 5 | Pure Barre | 1,600 |
| 6 | Lifblood | 1,800 |
| 7 | Pro Nails | 1,050 |
| 8 | Luxe Salon Suites | 5,862 |
| 9 | Versatile Action Fitness | 1,838 |
| 10 | AVAILABLE | 17,936 |
| | <i>(Possible Split)</i> | <i>(3,311)</i> |
| | <i>(Possible Split)</i> | <i>(14,625)</i> |
| 11 | Lenny's Sub Shop | 2,250 |
| 12 | The UPS Store | 1,500 |
| 13 | Sport Clips | 1,500 |
| 14 | Wine Market | 2,722 |

Agents:

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Number 2 Target in MSA
1.5 Million Visits per Year
(Placer.ai)



| | 3 MILES | 5 MILES |
|-------------------|-----------|----------|
| Population | 82,025 | 225,830 |
| Households | 34,099 | 88,901 |
| Average HH Income | \$116,557 | \$90,537 |

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