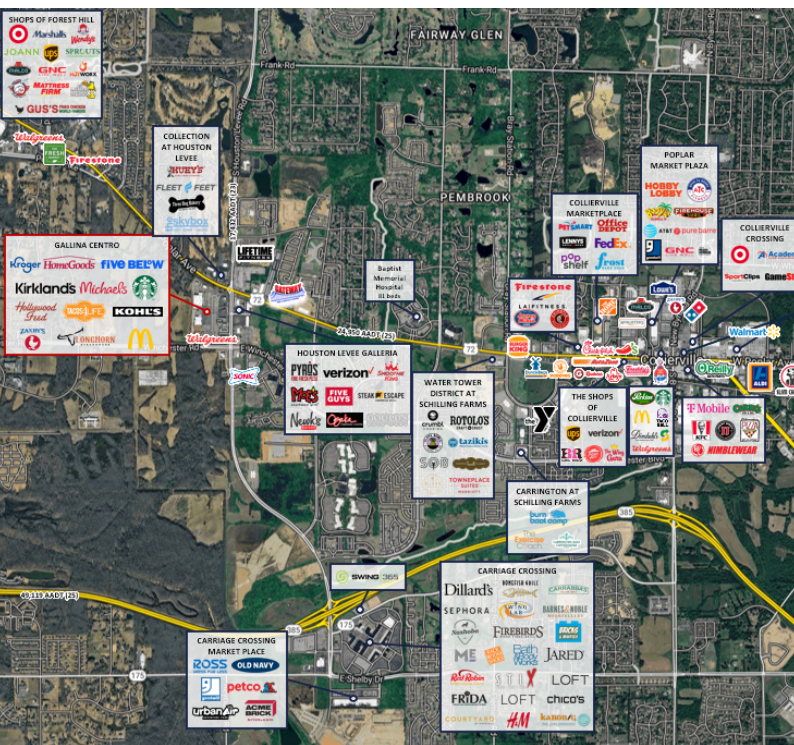


# GALLINA CENTRO

3615 SOUTH HOUSTON LEVEE



## PROPERTY DESCRIPTION

Expansive 18,000 + SF Retail Power Center strategically located on the border of Collierville and Germantown in the heart of Memphis' metropolitan area

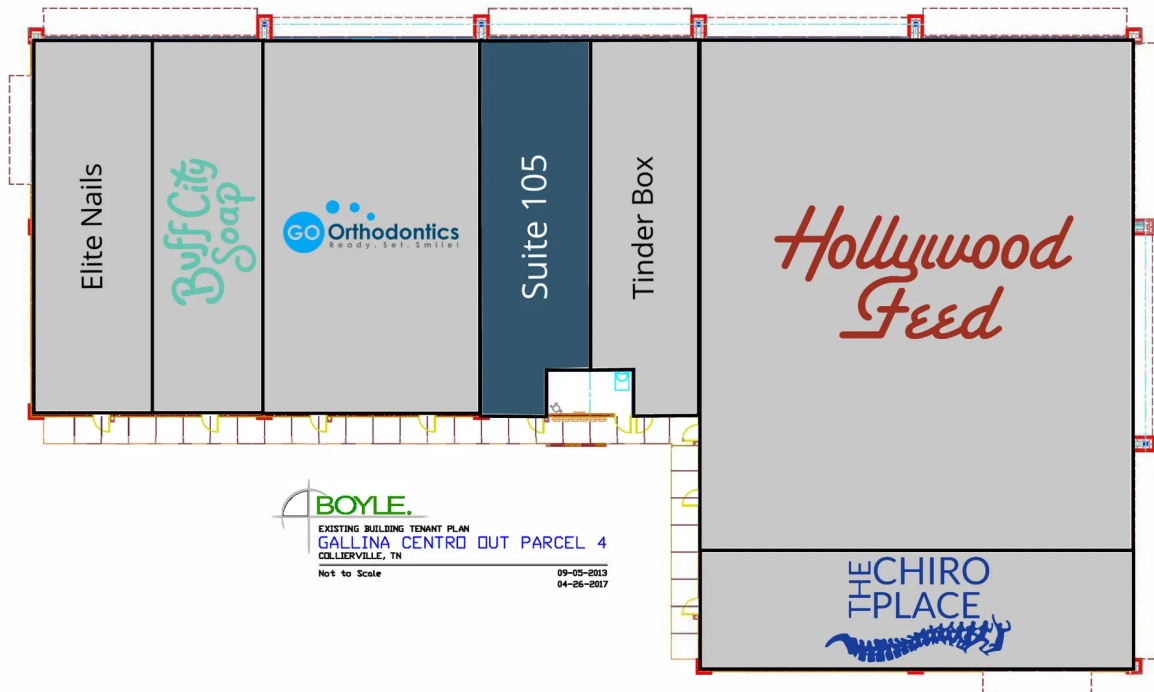
## PROPERTY HIGHLIGHTS

- Outparcel in a dominant 350,000 SF Community Retail Center with an abundance of parking
- Situated near high-end Memphis suburbs of Germantown and Collierville
- Close proximity to the FedEx Technology Center with approximately 2,150 employees
- Area Retailers: Kroger, HomeGoods, Michaels, ULTA, Hollywood Feed, Five Below, and many more
- Traffic Counts: Poplar Avenue (19,475 AADT), Houston Levee Rd (17,432 AADT), and Winchester Rd (13,645 AADT)

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 1,095     | 10,117    | 30,626    |
| Total Population  | 3,100     | 29,346    | 87,838    |
| Average HH Income | \$137,318 | \$145,833 | \$129,337 |

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| SUITE | TENANT NAME            | SPACE SIZE |
|-------|------------------------|------------|
| 101   | Elite Nails            | 1,540 SF   |
| 102   | Buff City Soap         | 1,470 SF   |
| 103   | Gilliland Orthodontics | 2,800 SF   |
| 105   | Available              | 1,330 SF   |
| 106   | Tinder Box             | 1,330 SF   |
| 108   | Hollywood Feed         | 7,504 SF   |
| 110   | The Chiro Place        | 1,760 SF   |