

Wolf River Marketplace

Collierville, Tennessee



Retail Space for Lease

Corner of North Byhalia Road & Wolf River Boulevard

- Proposed 2-buildings totaling **19,000± SF** corner of N. Byhalia Rd. & Wolf River Boulevard in Collierville, Tennessee
- Uniquely set in the heart of Collierville's residential area with no other zoning allowed for neighborhood shopping centers
- W.C. Johnson Park, Hearthside Senior Living, Crosswind Elementary & Collierville Church of Christ nearby
- Convenient access to Wolf River Greenbelt
- Just 4.9 miles to I-269
- Just 2.5 miles to Collierville's shopping district with dozens of retail stores
- Over 12,000 households within a 3 mile radius of the property

VIEW ONLINE 

colliers.com/memphis

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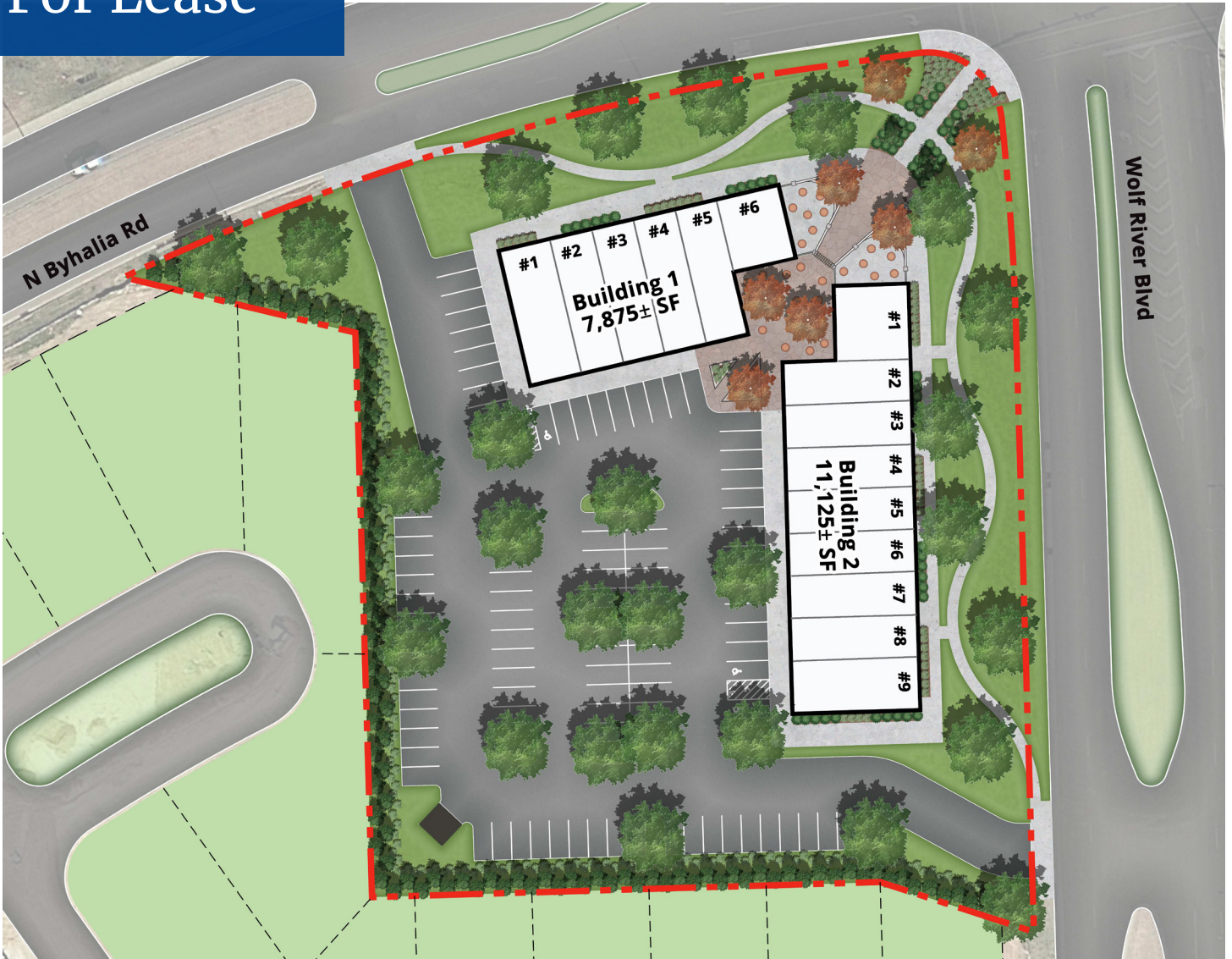
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For Lease



Proposed Building 1

Visible from N. Byhalia Rd.

Size - 7,875± SF

6 Bays

#	SF	#	SF
1	1,625	4	1,300
2	1,300	5	1,300
3	1,300	6	1,050

Proposed Building 2

Visible from Wolf River Blvd.

Size - 11,125± SF

9 Bays

#	SF	#	SF
1	1,225	6	1,200
2	1,200	7	1,200
3	1,200	8	1,200
4	1,200	9	1,500
5	1,200		








Collierville, Tennessee

One of Tennessee's Top 10 Best Suburbs in Which to Live

Collierville is a suburb of Memphis with a population of 51,170 and a median age of 40.2. The town is in Shelby County and has been voted one of the best places to live in Tennessee. Although Living in Collierville offers residents a rural feel, there are multiple large subdivisions and several parks. There



is also plenty of shopping in Collierville including the Collierville Town Square which was featured in a Hallmark movie due to Main Street's old-time charm. Voted Parade Magazine's 2014 Best Main Street in America, Collierville Town Square has a delightful mix of architectural styles around the historic district with multiple boutiques, specialty shops, a museum and more!

2024 AREA DEMOGRAPHICS			
	Population	Daytime Population	Households
	1 - Mile: 7,017	1 - Mile: 4,260	1 - Mile: 2,292
	2 - Miles: 20,136	2 - Miles: 12,612	2 - Miles: 6,755
	3 - Miles: 35,13	3 - Miles: 30,466	3 - Miles: 12,092
			
Avg. HH Income	Median HH Income	Avg. Disp. Income	Median Disp. Income
1 - Mile: \$198,451	1 - Mile: \$161,707	1 - Mile: \$139,291	1 - Mile: \$126,052
2 - Miles: \$191,025	2 - Miles: \$152,777	2 - Miles: \$134,682	2 - Miles: \$119,445
3 - Miles: \$192,160	3 - Miles: \$145,875	3 - Miles: \$134,909	3 - Miles: \$116,877



Our Mission

Maximize the potential of property to accelerate the success of our clients and our people.

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