

**FOR
LEASE**

Kirby Gate Shopping Center

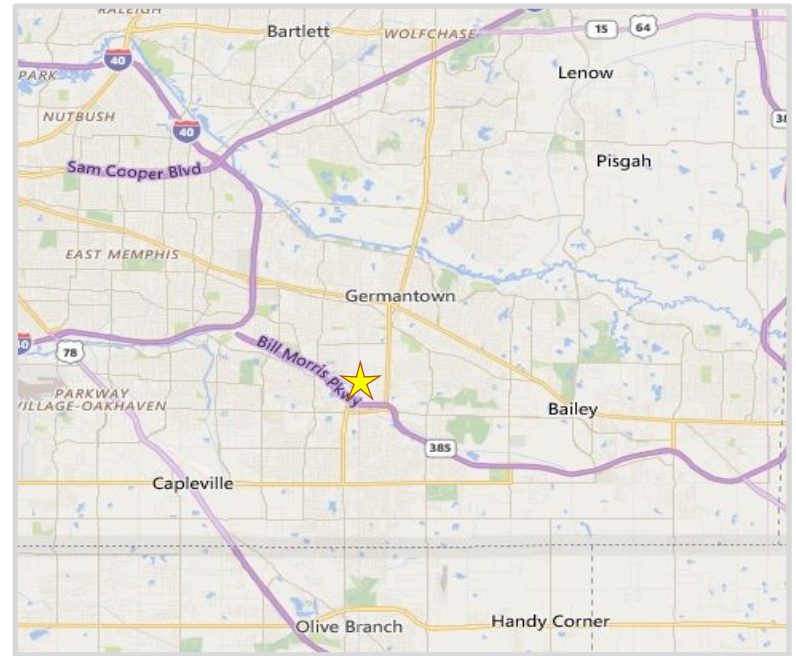
6518 - 6564 Quince Rd. | Memphis, TN 38119

Located at the corner of Quince Rd. and Kirby Pkwy.



PROPERTY HIGHLIGHTS:

- 73,755 SF. Neighborhood Center
- 600 free surface parking spaces available (Ratio 8.13/1,000 SF)
- Easily accessed from Bill Morris Pkwy / Hwy. 385
- Anchored by Walgreens
- Pylon signage available on Quince Rd.



TRAFFIC COUNTS: Kirby Pkwy 33,369 VPD
Quince Rd 11,711 VPD

DEMOGRAPHICS

2023	1-MILE	3-MILES	5-MILES
Population	12,657	88,589	203,307
Households	5,522	35,647	78,606
Avg. HH Income	\$64,020	\$79,924	\$89,834



FOR MORE INFORMATION:

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Quince Rd.

1	Goodwill		
2	Chiropractic Clinic		
3	AVAILABLE	1,300	
4	Mayuri Indian Cuisine		
5	X'Pert Nails		
6	AVAILABLE	1,400	
7	Pizza Hut		
8	AVAILABLE (restaurant)	3,400	
9	Los Cabos Bar & Grill		
10	AVAILABLE		4,050
11	Satellite Healthcare		
12	ATC Fitness		
13	Penmac Staffing		
14	Shappley Sew & Vac		
15	No Limits Tutoring		
16	AVAILABLE		1,575
17	Walgreens		
18	First Tennessee Bank		