

FOR SALE

SHELBY CROSSING SHOPPING CENTER II 6100 MACON ROAD, MEMPHIS TN 38134



- Cap Rate: 9.00%
- 100% leased neighborhood center
- \$275,330 NOI
- Less than \$100PSF

\$3,060,000

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INVESTMENT HIGHLIGHTS

Shelby Crossing Shopping II is 33,172 SF fully leased, stabilized neighborhood retail asset strategically located on 3.24 acres, along Memphis' dynamic East I-40 corridor (150,360 VPD) in Memphis, TN.

PROPERTY

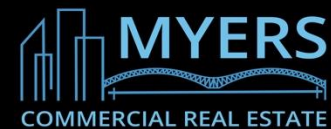
- **Multi-tenant retail building across from Bass Pro Shops** (not-a-part), which draws high daily traffic to the Neighborhood Shopping center. (Macon Rd. 17, 714 VPD)
- **100% Occupied: Majority NNN Leases** w/four (4) 2027 lease renewals; Immediate, in-place cash flow supported by a diverse and established tenant mix of retail, office, restaurant, service, flex, & event users.
- **\$275,330 NOI**

Shelby Crossing Center II

- **Abundance of parking** - 167 front and rear parking spaces
- **Comps Validate Center's Market Strength: Recent sale of a nearby former Wendy's outparcel in under 45 days**, reinforces the corridor's sustained demand and position as a proven retail anchor within the submarket.
- **CAPEX Investments since 2021: Ownership has completed significant capital improvements**, including new HVAC systems, sprinkler system and parking lot enhancements, and updated tax assessments, reducing near-term capital expenditure risk and enhancing long-term asset performance.

REGION

- **Memphis is the 2nd-largest TN city.** With its multimodal logistics platform—anchored by FedEx's global headquarters' operations and supported by interstate connectivity and major rail infrastructure—the region continues to function as a national distribution and e-commerce hub.
- **FedEx is planning a “Hercules”** project at the World Hub, a 1.6M-SF facility built around a “state-of-the-art automated sort system.” [Article Link here](#)
- Memphis, TN–MS–AR MSA spans three states, with a **2025 population of ~1.341M.**
- **Increased institutional investment** – Nearby St. Jude's 'Advanced Research Center II' \$281.2M development
- **Center is ideally positioned** one mile from the I-240/I-40 interchange, within 3 miles of Shelby Farms Park (4,500 acres) the area's recreational demand driver, a growing Amazon transportation hub, the highly trafficked & stable Cordova/Wolfchase retail/dining corridor, and just 12 miles from Downtown Memphis.



BUILDING INFORMATION: Shelby Crossing Shopping Center II

Purchase Price

\$3,000,000.00

Address

6100 Macon Road,
Memphis, TN 38134

Submarket

Northeast

Total Acreage

Approx. 3.24 acres

Size

33,172 SF

Parking

167 Total parking spaces |
132 shared front parking
spaces | 35 rear parking
spaces

Year Built/Renovated

1988/ 2024

Zoning

CMU – 3

SHELBY FARMS PARK

EAST MEMPHIS

SOUTHWEST
TENNESSEE COMMUNITY COLLEGE



Building Highlights

- Sprinkler System
- Concrete, masonry, Stucco & steel structure
- Roof Membrane installed 2013 | 15 year
- Asphalt paving
- Large, covered walkways
- EFIS/Stucco facade
- Loading area and rear parking
- Two turn drive entrances
- Pylon sign for Tenant signage along I-40
- Extensive Tenant finish outs
- Minimal landscape maintenance required

AERIAL VIEWS

MIDTOWN/SAM COOPER BLVD. (6 miles)

DOWNTOWN MEMPHIS (15 miles)

SOUTHWEST
TENNESSEE COMMUNITY COLLEGE



WAFLE
HOUSE



17,714 VPD SYCAMORE VIEW RD.

150,360 VPD



WEST VIEW

BARTLETT (3 miles)

CORDOVA (3 miles)

SOUTHWEST

NORTHEAST



INVESTMENT SUMMARY

Year Built/Renovated:	1988 / 2024	Total SQFT:	33,172	No. of Tenants:	6	Vacancy:	0%
Lease Type:	NNN	Acres:	3.24 +/-	Sales Price:	\$3,060,000	Price PSF:	\$92.22

Suite	Tenant	SQFT	Pro-Rata Share	Base Rent Charges	Base Rent \$/PSF	OPEX Rate \$/PSF	Total Income Collected	Total Rent \$/PSF	Lease Start & Expiration	Notes
6104	Tire Installation LLC	2,761	8.32%	\$2,624.85	\$11.41	\$3.67	\$3,469.25	\$15.08	11/15/24 – 1/31/28	Two 3-year options left
6106	Ministerio Puerta Al Cierito	3,003	9.05%	\$2,974.00	\$11.88	\$3.86	\$3,940.00	\$15.74	1/1/24 – 2/28/27	No options
6110	La Habana Restaurant & Club	8,000	24.12%	\$6,867.07	\$10.30	\$3.67	\$9,313.74	\$13.97	9/13/24 – 12/31/27	Three 3-year options left
6114 & 6118	Drapers Catering	6,147	18.53%	\$5,598.00	\$10.93	\$2.43	\$6,843.00	\$13.36	7/1/24 - 6/30/29	No options
6122	Yarbrough's Music	9,579	28.88%	\$8,235.76	\$10.32	\$0.00	\$8,235.76	\$10.32	9/1/00 – 10/31/27	Sole MG lease; one 5-year option w/annual escalations left
6124	Tuff Shed	3,682	11.10%	\$4,172.00	\$13.60	\$3.16	\$5,142.93	\$16.76	07/20/17 – 12/31/27	Annual escalations, no options
		33,172	100%	\$30,471.68	\$11.02	\$11.02	\$36,944.69	\$13.36		

EXPENSES

Taxes – City, County, State Franchise	\$40,598
Insurance	\$13,792
Other CAM Expenses	\$36,728
Bldg. Maintenance	\$29,538*
All other expenses	\$22,255**

Gross Expenses **\$142,911**

*Includes 50% roof repairs
 **Consists of 90% non-reoccurring leasing commission payouts

NET OPERATING INCOME(NOI) ANALYSIS

Rental Property Income	\$350,144
CAM Income	\$68,097
Total Expenses	\$142,911
2026 NOI	\$275,330
CAP RATE	9%

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TENANT MIX



This offering represents a rare opportunity to acquire a stabilized, income-producing retail center in one of Memphis' most high-performing Northeast corridors, with continued upside driven by market growth, tenant stability, and long-term location fundamentals.

AREA/CITY HIGHLIGHTS

Memphis, Tennessee—located along the Mississippi River in West Tennessee—is the second-largest city in the state and continues to strengthen its position as one of the nation's most important **logistics and distribution hubs**. With its central U.S. location, five Class I railroads, extensive interstate connectivity, global river port, and Memphis International Airport (home to the FedEx World Hub), the region remains a critical node in national and global supply chains.

The **Memphis MSA spans Tennessee, Mississippi, and Arkansas**, with a population exceeding **1.3 million residents** and a labor force of over **650,000**. The local economy is anchored by **logistics, advanced manufacturing, healthcare, and corporate operations**, with major employers including **FedEx, St. Jude Children's Research Hospital, International Paper, and Amazon**. Leveraging its position as the heart of the Delta Agriculture region, the Greater Memphis Chamber has rebranded the region as the "[Digital Delta](#)," positioning Memphis as a premier tech hub focused on AI, advanced manufacturing, and logistics.

Recent economic activity continues to reinforce Memphis' growth trajectory. **Ford's BlueOval City**, a \$5.6 billion EV & gas-powered truck manufacturing campus located approx. 35 miles east of Memphis, is progressing toward full operation and is expected to generate **6,000+ direct jobs** along with thousands of additional supplier and support positions. This transformative project is already driving **increased demand for housing, retail, and services throughout eastern Shelby County**, directly benefiting corridors like I-40 and Macon Road where Shelby Crossing is located.

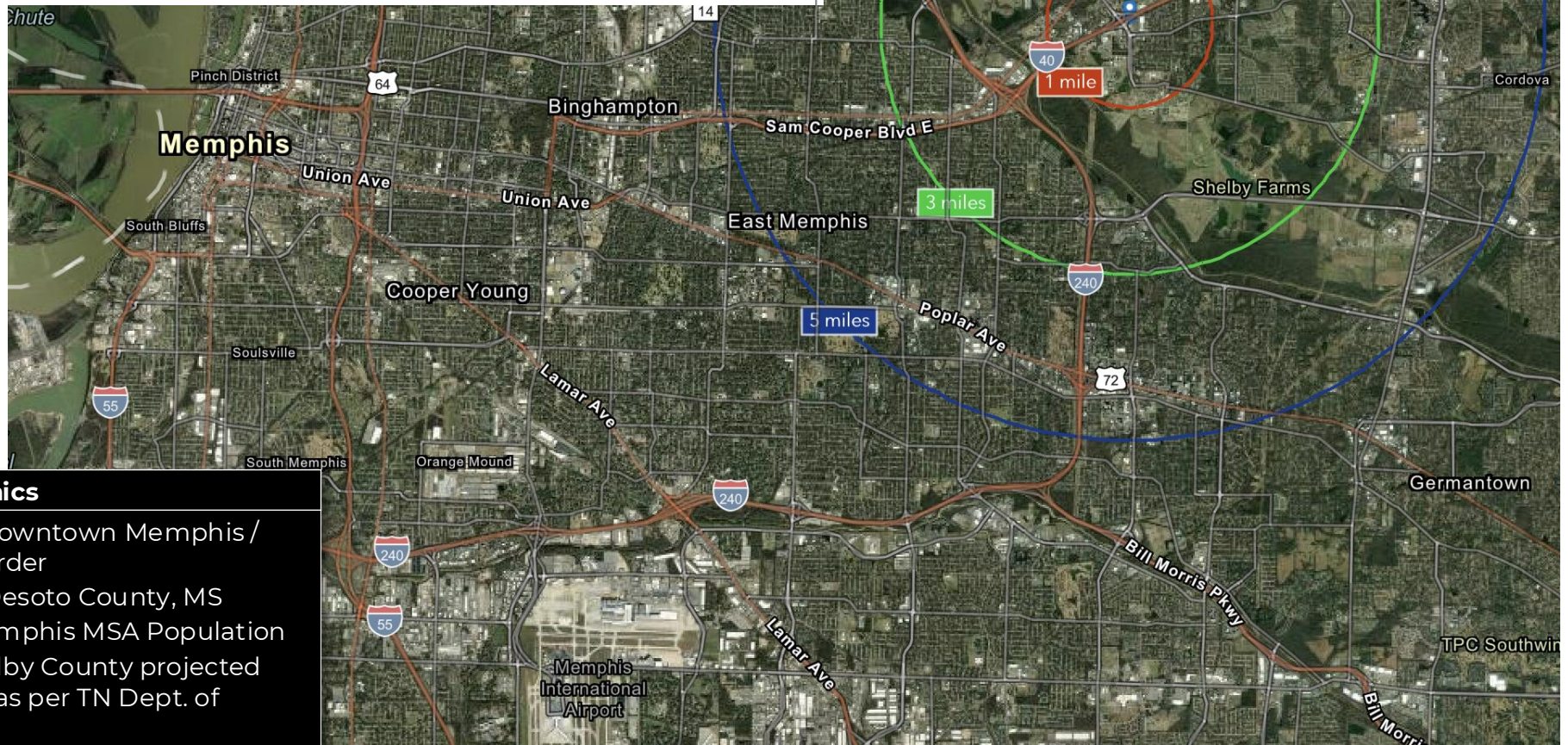
In addition, **St. Jude Children's Research Hospital's ongoing multi-billion-dollar expansion** continues to fuel job growth, innovation, and national investment into the Memphis core, while recent infrastructure and logistics investments—including continued expansion of warehouse, distribution, and last-mile facilities—underscore the region's role as a long-term economic engine.

Memphis also offers a strong cultural and educational foundation, known globally for its music heritage—from blues to rock 'n' roll, home to Elvis Presley's Graceland —and as home to the **University of Memphis, Rhodes College, Christian Brothers University, and Southwest Tennessee Community College** which enrolls over **35,000 students** and contributes to workforce development across multiple sectors.

DOWNTOWN MEMPHIS

DEMOGRAPHIC & INCOME (1/3/5 MILE RADIUS)

Radius	1 Mile	3 Mile	10 Mile
Population			
2029 Projection	5,293	55,072	629,404
2024 Estimate	5,478	56,787	640,467
2020 Census	6,068	62,189	663,654
2024 Avg Household Income			
2024 Avg Household Income	\$73,980	\$89,632	\$89,985
2024 Med Household Income			
2024 Med Household Income	\$56,681	\$67,838	\$65,145



Area Dynamics

13 miles to Downtown Memphis /
Arkansas Border
25 miles to Desoto County, MS
1,341,000 Memphis MSA Population
946,000 Shelby County projected
Population (as per TN Dept. of
Health)

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ABOUT US: Formerly *The Gary Myers Company*, Myers Commercial Real Estate has been a family-owned commercial real estate firm serving the Mid-South for over 30 years.

Gary Myers began his career in commercial real estate looking to help emerging entrepreneurs and investors capture their slice of the American Dream in Memphis, TN.

He would pass down this knowledge & passion to his children, with his daughter Melanie eventually taking over the reigns of the company. An alum of Memphis Business Journal's (MBJ) "Top 40 under 40", MJB's 2026's Super Women in Business Award and a commercial broker veteran of almost 20 years, Melanie has taken over with a vision to continue her father's mission in helping others, growing and grooming a great team around her to help achieve that. **Whether you need professional help with leasing representation, landlord representation, investment sales, or market research, Myers CRE is here to be your resource!**

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