



PROPERTY DESCRIPTION

28,860 SF Retail Center at Winchester Rd and S Germantown Rd

PROPERTY HIGHLIGHTS

- Excellent visibility from Winchester Rd and Hwy 385
- Close proximity to several major retailers such as Costco, Home Depot, Lowe's, Walmart, Sam's Club, Office Depot, Burlington, At Home, Ross Dress for Less, Dick's Sporting Goods, Best Buy, Marshalls, Dollar Tree, Walgreens, and more
- Current Tenants include: Verizon, H&R Block, Domino's Pizza, and Citizen's Bank
- Traffic Counts: Hwy 385 (90,458 AADT), Winchester Rd (37,592 AADT), & S Germantown Rd (13,513 AADT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,278	32,643	72,920
Total Population	8,801	82,744	188,322
Average HH Income	\$70,043	\$69,928	\$80,639

GRADY COTHAM

901.545.3939

gcotham@jonesaur.com

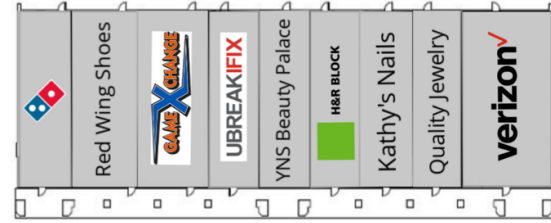
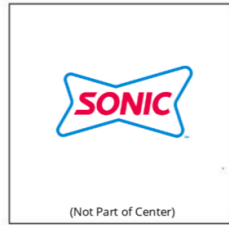
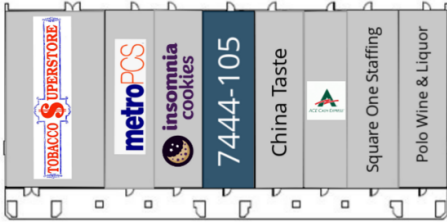
CARSON KANE

901.538.7219

ckane@jonesaur.com

POLO SHOPS

7444-7464 WINCHESTER ROAD



SUITE	TENANT NAME	SPACE SIZE
7444-101	Tobacco Superstore	2,765 SF
7444-103	Metro PCS	1,330 SF
7444-104	Insomnia Cookies	1,330 SF
7444-105	Available	1,410 SF
7444-106	China Taste	1,330 SF
7444-107	Ace Cash Express	1,330 SF
7444-108	Square One Staffing	1,330 SF
7444-109	Polo Wine & Liquor	1,435 SF
7464-101	Domino's Pizza	1,575 SF

SUITE	TENANT NAME	SPACE SIZE
7464-102	Red Wing Shoes	1,875 SF
7464-103	Game X Change	2,150 SF
7464-104	uBreakiFix	1,500 SF
7464-105	YNS Beauty Palace	1,500 SF
7464-106	H&R Block	1,500 SF
7464-107	Kathy's Nails	1,500 SF
7464-108	Quality Jewelry	1,500 SF
7464-109	Verizon	2,700 SF