



LOCATION DESCRIPTION

18,000 SF Flex Building Situated on 2.97 Acres Along Hwy 72 in Collierville, Tennessee. Approximately 10,250 SF will be available for owner occupancy upon sale, while 5,093 SF is occupied under a new three-year lease commencing March 2026. The remaining square footage consists of shared office space, restrooms, and rear storage.

PROPERTY HIGHLIGHTS

- 10,250 SF available for owner occupancy upon sale
- 5,093 SF occupied under a new three-year lease commencing March 2026
- Flexible configuration for owner-user or multi-tenant occupancy
- Renovated in 2023
- Flat, usable site with Collierville CSC zoning
- Traffic Counts: Hwy 72 (10,829 AADT) and W Poplar Ave (17,985 AADT)

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,267	6,771	12,701
Total Population	3,579	19,360	36,019
Average HH Income	\$121,613	\$140,013	\$157,796

WRILEY GILLEN

901.545.5607

wgillen@jonesaur.com

JOSHUA FISHER

901.467.1310

jfisher@jonesaur.com



SUITE	TENANT NAME	SPACE SIZE
Suite A	Available	10,250 SF
Suite B	Fit Defense	5,093 SF

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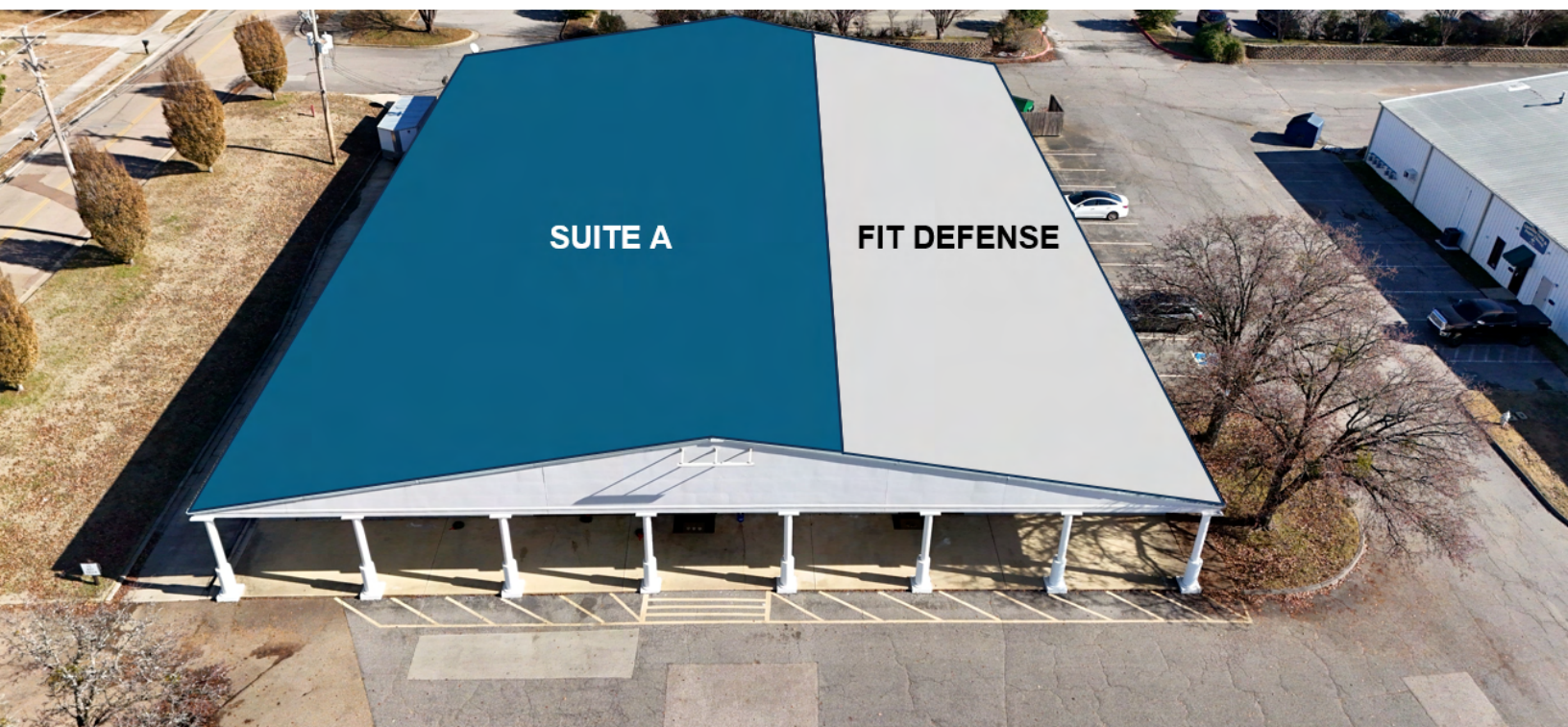
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450 HWY 72

COLLIERVILLE, TN 38017



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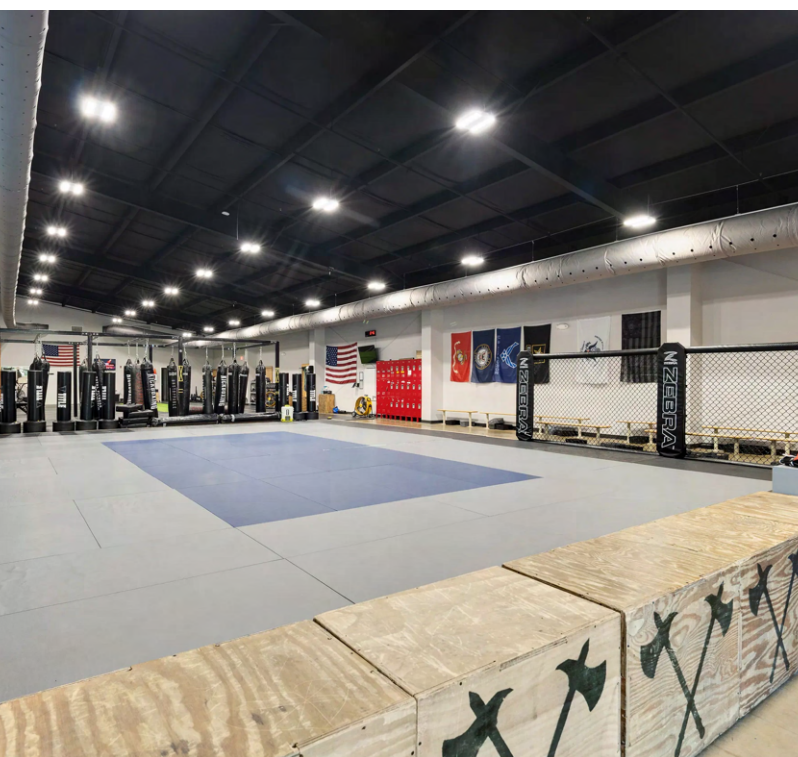
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