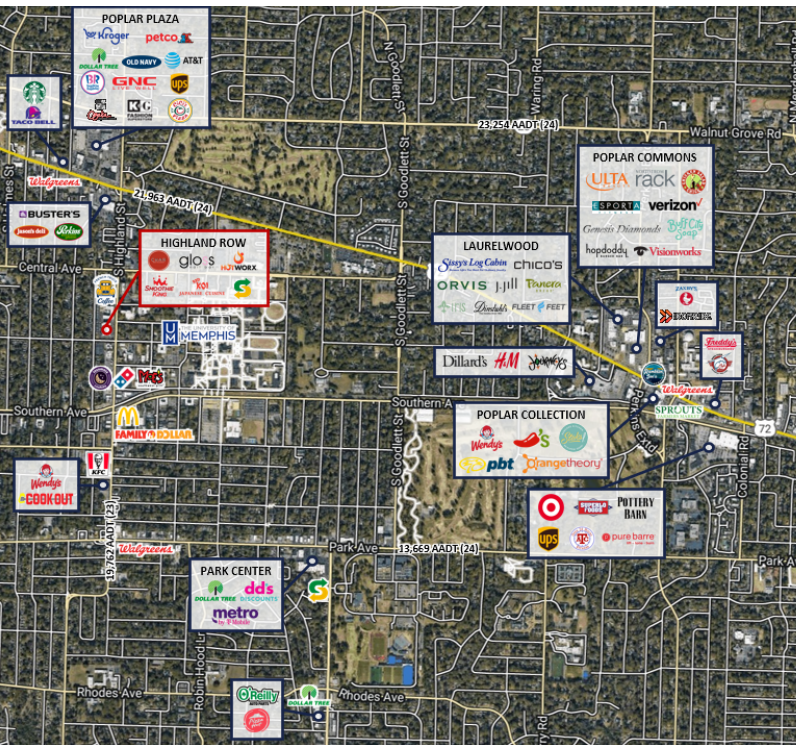


**HIGHLAND ROW**  
395 SOUTH HIGHLAND STREET



**PROPERTY DESCRIPTION**

4,367 SF Restaurant or Retail End-Cap Located at Highland Row Shopping Center

**PROPERTY HIGHLIGHTS**

- Turnkey Restaurant end-cap with dedicated patio area
- Mixed-use development with 354 luxury flats, retailers, and restaurants
- Located within a highly walkable corridor adjacent to the University of Memphis
- Co-tenancy with established restaurants & retailers including Char, Smoothie King, French Truck Coffee, Red Koi Japanese Cuisine, Gloss Nail Bar, Hotworx, Crosstown Dental, and Subway
- Traffic Counts: S Highland St (19,762 AADT) and Central Ave (21,237 AADT)

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	6,014	18,558	42,133
Total Population	12,150	41,365	96,085
Average HH Income	\$81,566	\$87,849	\$80,375

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**HIGHLAND ROW**  
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SUITE	TENANT NAME	SPACE SIZE
Suite 200	French Truck Coffee	2,068 SF
Suite 300	Available	4,367 SF
Suite 320A	Gloss Nail Bar	2,410 SF
Suite 330	Subway	1,627 SF
Suite 340	Crosstown Dental Group	4,044 SF
Suite 350	Smoothie King	1,627 SF
Suite 360	Hotworx	2,429 SF
Suite 370	Char Restaurant	6,965 SF
Suite 390	Red Koi Express	1,957 SF