

DEXTER RIDGE

1740 N GERMANTOWN PARKWAY, CORDOVA, TN 38016

FOR LEASE




LOCATION DESCRIPTION

Property is located on the southeast corner of N Germantown Parkway and Dexter Road in Cordova, Tennessee

PROPERTY HIGHLIGHTS

- 43,351 SF neighborhood center anchored by Ace Hardware and Corky's BBQ
- 8,300 SF restaurant space available
- Center located at a signalized intersection
- Area retailers include Kroger, Marshalls, HomeGoods, Crunch Fitness, Petco, Aldi, AutoZone, Family Dollar and more
- Traffic Counts (AADT): N Germantown Pkwy 46,105 and Dexter Rd 15,051



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	12,991	75,424	162,869
Daytime Population	10,602	77,218	158,386
Households	5,666	30,368	64,170
Average HH Income	\$85,238	\$91,490	\$101,523



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SUITE	TENANT NAME	SPACE SIZE
1740-1	Corky's BBQ	5,504 SF
1740-6	Memphis Spine & Sport Chiropractic Rehab	2,680 SF
1740-7	Alterations By Loann	1,340 SF
1740-8	Puppy Dreams	2,680 SF
1740-10	Pollard's Barber Shop	1,340 SF
1740-11	Mame's Hair Braiding	1,340 SF
1740-12	Exotic Smoke Shop	1,340 SF

SUITE	TENANT NAME	SPACE SIZE
1740-13	Classic Arms	1,340 SF
1740-14	Clippers of Cordova	1,340 SF
1740-15	Elegant Nails & Spa	1,340 SF
1740-16	Awe-Inspired Massage	1,340 SF
1740-17	Mola's Pizza	1,340 SF
1740-18	Available	8,300 SF
1740-19	Ace Hardware	12,127 SF



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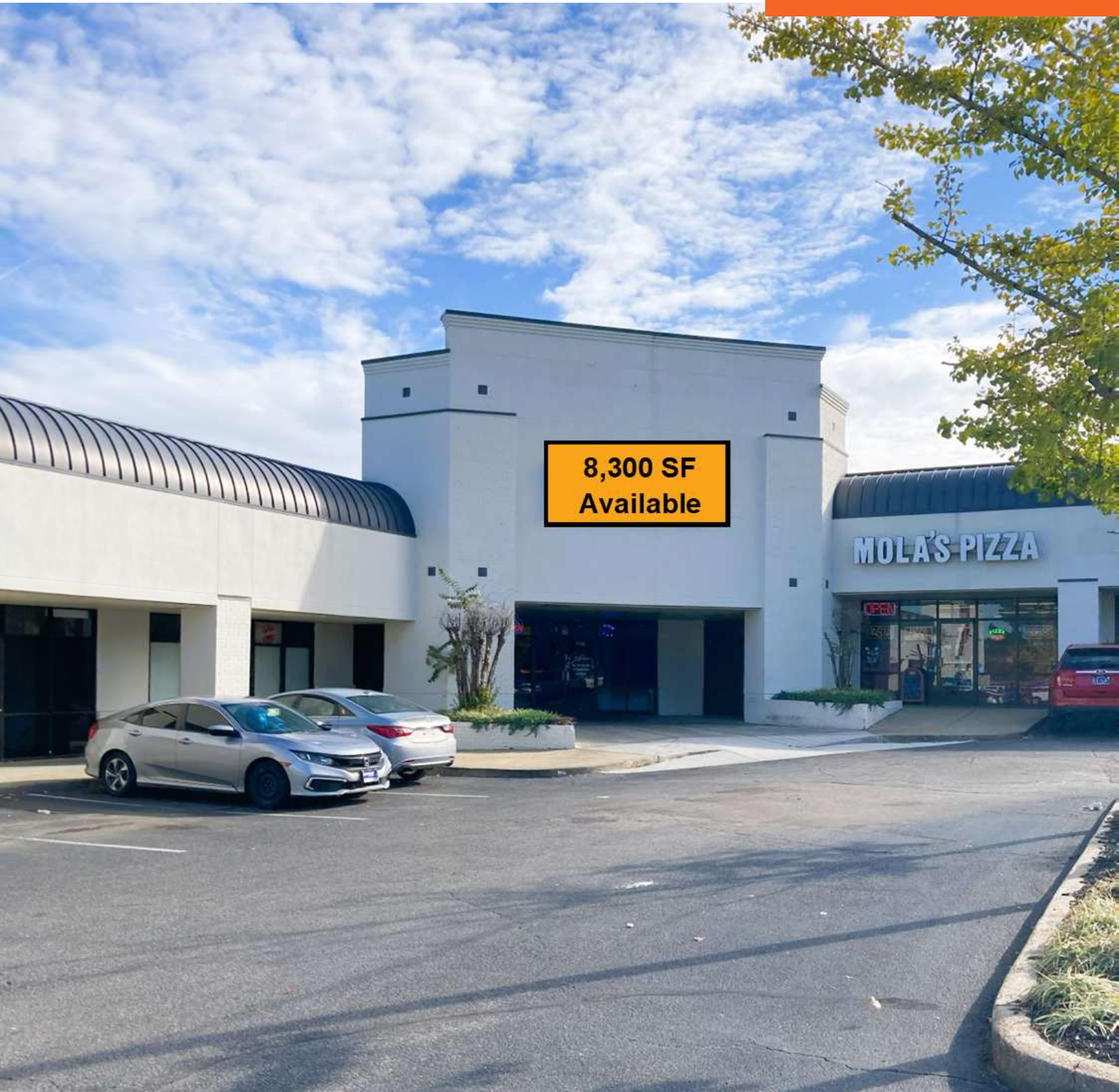
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