

Investment Services Group

AVAILABLE FOR SALE MARKET AT RIVERDALE BEND

157,215± SF Neighborhood Center in Memphis, TN

PROPERTY SPECIFICATIONS:

Location:	7110-7136 Winchester Rd Memphis,TN 38125	
Square Feet:	157,195± SF	
Acreage:	18.15±	
Anchor Tenants:	Office Depot, Petco	
Year Built:	1998	
Occupancy:	49%	
2010 NOI:	\$612,023	
Terms:	All Cash, As-Is	
Price:	\$5,000,000 (\$32 PSF)	

INVESTMENT HIGHLIGHTS:

Value Add – purchase opportunity of lender-owned retail center

Location – excellent access to US Hwy 385, benefiting from 37,360 cars per day along Winchester Rd. and 32,976 cars per day along Riverdale Rd.

Established Retail Destination – benefiting from close proximity to major retailers including: Costco, Wal-Mart, Lowe's, Sam's Club, Best Buy, Target, JC Penny, Pet's Mart, Michaels, Dick's and FedEx World Headquarters

Strong Demographics – more than 91,248± people within a 3 mile radius with an estimated HH income exceeding \$73,350±

Discount to Replacement Cost – the asset can be purchased at a significant discount to replacement cost

TORRIS PKWYCIINONCOMMAHIPKWY 385 Midtown MARKET OF RIVERDALE BEND Memph

JOSEPH R. MONTGOMERY, III 404.574.1029 joe.montgomery@colliers.com TONY D'AMBROSIO 404.574.1048 tony.dambrosio@colliers.com ANDREW PHILLIPS 901.375.4800 andrew.phillips@colliers.com

COLLIERS INVESTMENT SERVICES GROUP 5871 Glenridge Drive, Suite 400

FOR PRINCIPALS ONLY

5871 Glenridge Drive, Suite 400 Atlanta, GA 30328 404.252.2288 (phone) / 404.252.8666 (fax) www.colliers.com ed reliable. No warranty or representation

Colliers International is a worldwide affiliation of independently owned and operated companies. All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing or withdrawal without notice



AVAILABLE FOR SALE MARKET AT RIVERDALE BEND

SITE PLAN:



AREA DEMOGRAPHICS:

	I MILE	3 MILES	5 MILES
Population			
2009 Estimated	9,277	91,248	174,437
2014 Projected	9,417	91,635	174,530
Income			
Average HH	\$62,425	\$73,35I	\$83,495
Median HH	\$63,953	\$66,355	\$69,366
Per Capita	\$26,465	\$29,856	\$33,495
Households			
2009 Estimated	3,918	36,659	69,538
2014 Projected	4,258	39,517	74,614
Growth Rate	8.68%	7.80%	7.30%

SUBJECT AERIAL:



JOSEPH R. MONTGOMERY, III ANDREW PHILLIPS **TONY D'AMBROSIO** 404.574.1029 joe.montgomery@colliers.com 404.574.1048 tony.dambrosio@colliers.com COLLIERS INVESTMENT SERVICES GROUP 5871 Glenridge Drive, Suite 400 Atlanta, GA 30328 404.252.2288 (phone) / 404.252.8666 (fax)

901.375.4800 and rew.phillips@colliers.com