

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



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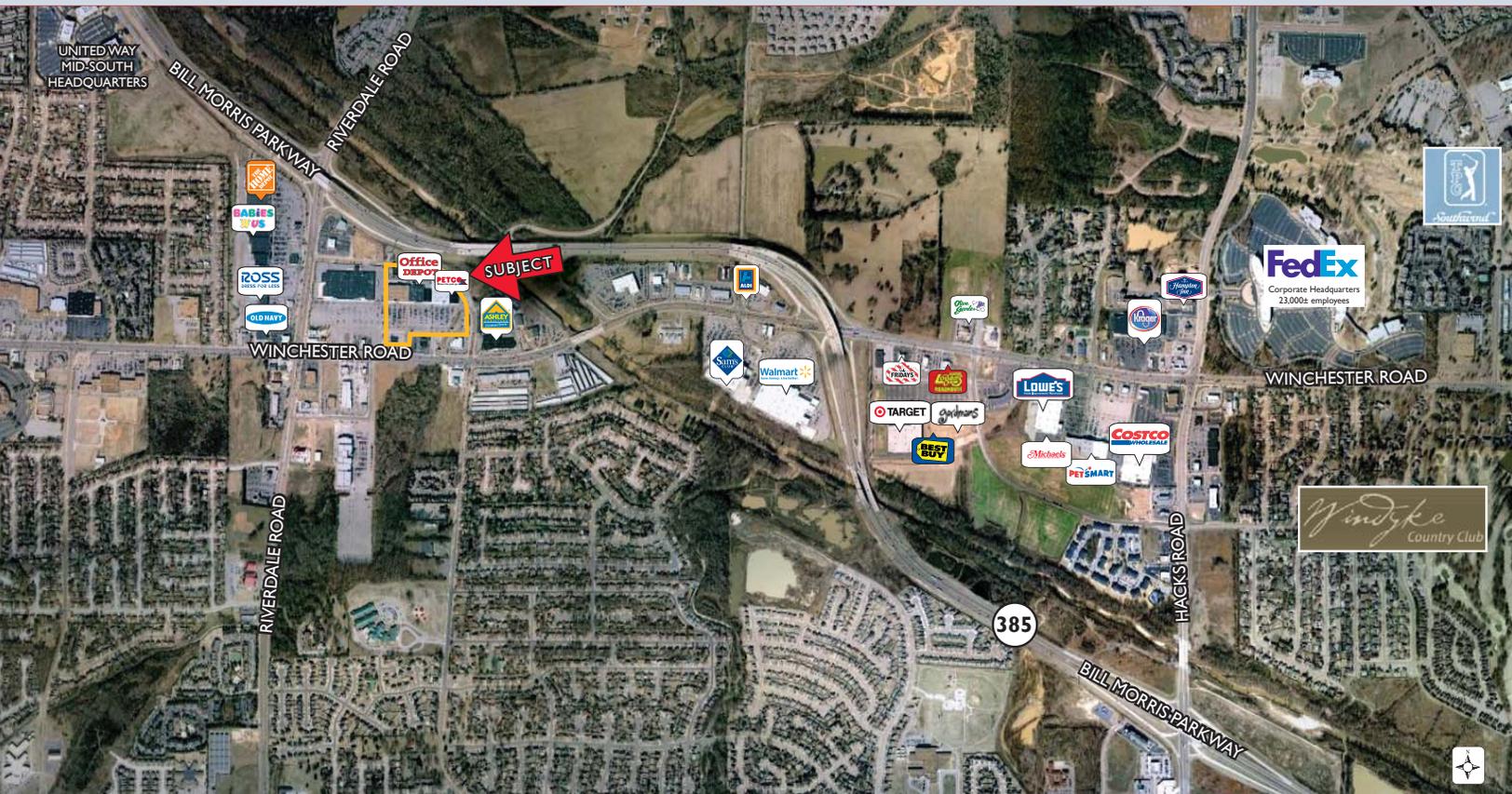
SITE PLAN:



AREA DEMOGRAPHICS:

	1 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	\$73,351	\$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:



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