

THE SHOPS AT WOODLAND HILLS

LEASE BROCHURE



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SperryCGA - The Magellan Group // 1914 EXETER , SUITE # 3, GERMANTOWN, TN 38138 // SPERRYCGA.COM

EXECUTIVE SUMMARY



PROPERTY OVERVIEW

1200-4800 sf \$18 sf NNN 3 yr min lease

PROPERTY HIGHLIGHTS

- High density population
- Great tenant mix - restaurants, nail salon and barber shop.
- Area retailers include - Kroger, Dollar Tree, Starbucks, Burger King and AutoZone.
- Located just south of the Houston Levee Rd and Macon Rd Intersection.

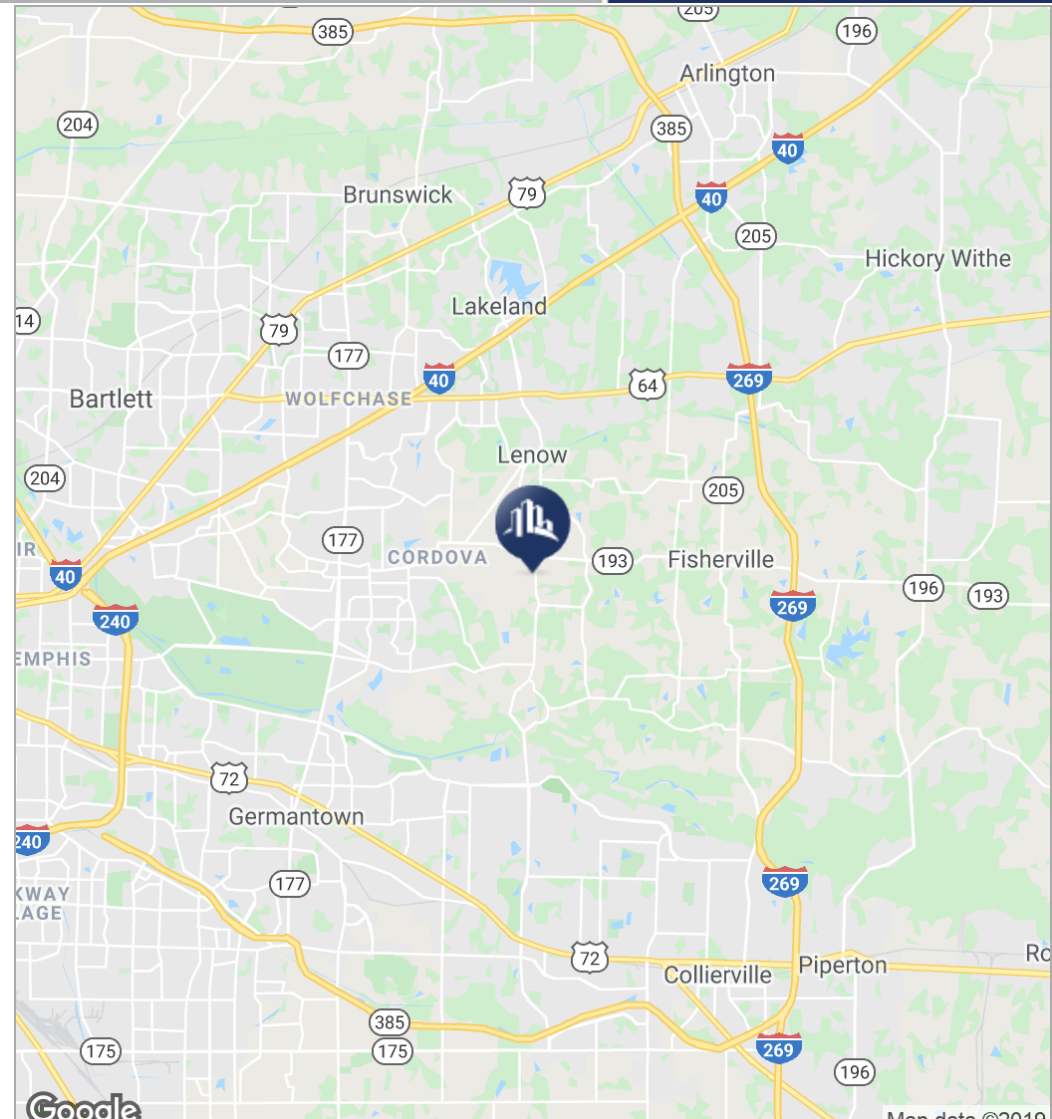
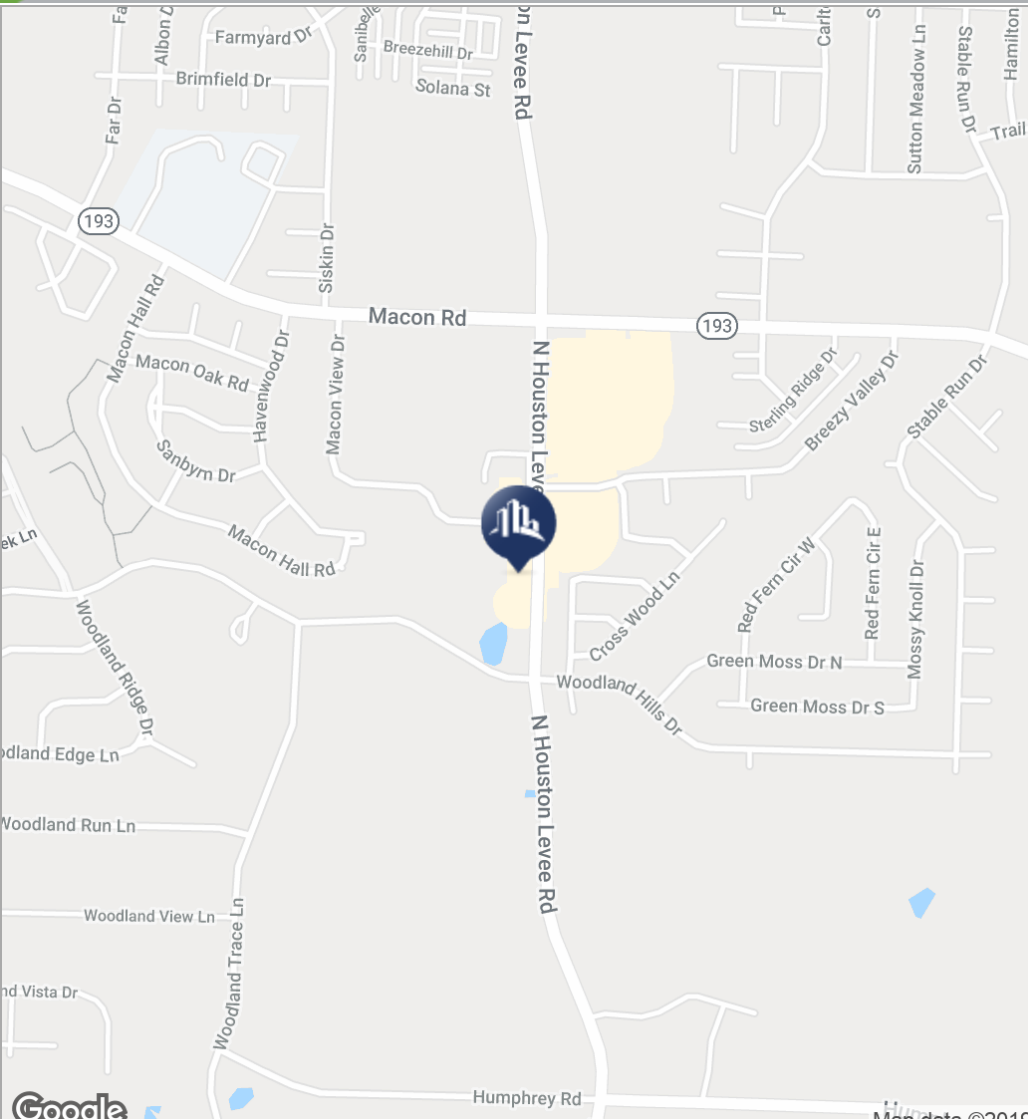
PROPERTY SUMMARY

Available SF:	1,200 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	1.88 Acres
Building Size:	22,000 SF
Year Built:	2004
Renovated:	2017
Zoning:	Commercial
Market:	Memphis
Sub Market:	Rural Memphis
Cross Streets:	Macon View and Woodland Hills

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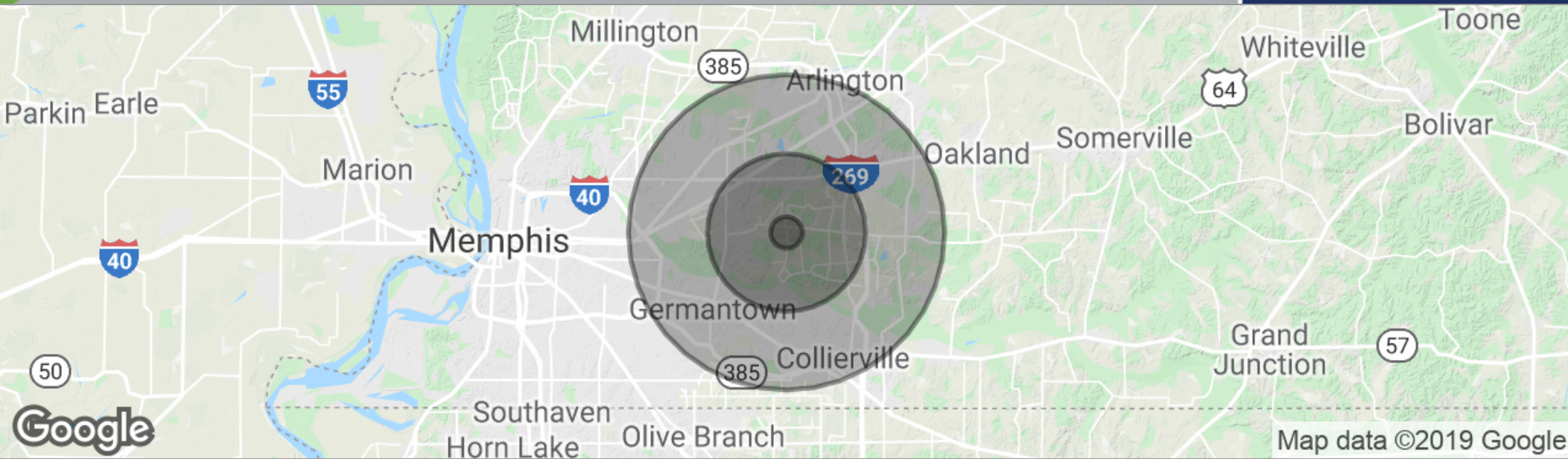
LOCATION MAPS



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DEMOGRAPHICS MAP



	1 Mile	5 Miles	10 Miles
Total Population	1,032	87,280	336,965
Population Density	328	1,111	1,073
Median Age	35.3	36.1	37.4
Median Age (Male)	34.5	35.2	36.3
Median Age (Female)	35.8	37.0	38.5
Total Households	358	32,818	123,890
# of Persons Per HH	2.9	2.7	2.7
Average HH Income	\$109,447	\$97,644	\$97,824
Average House Value	\$404,645	\$304,160	\$294,594

** Demographic data derived from 2010 US Census*

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