

FOR LEASE

# Park Center Shopping Center

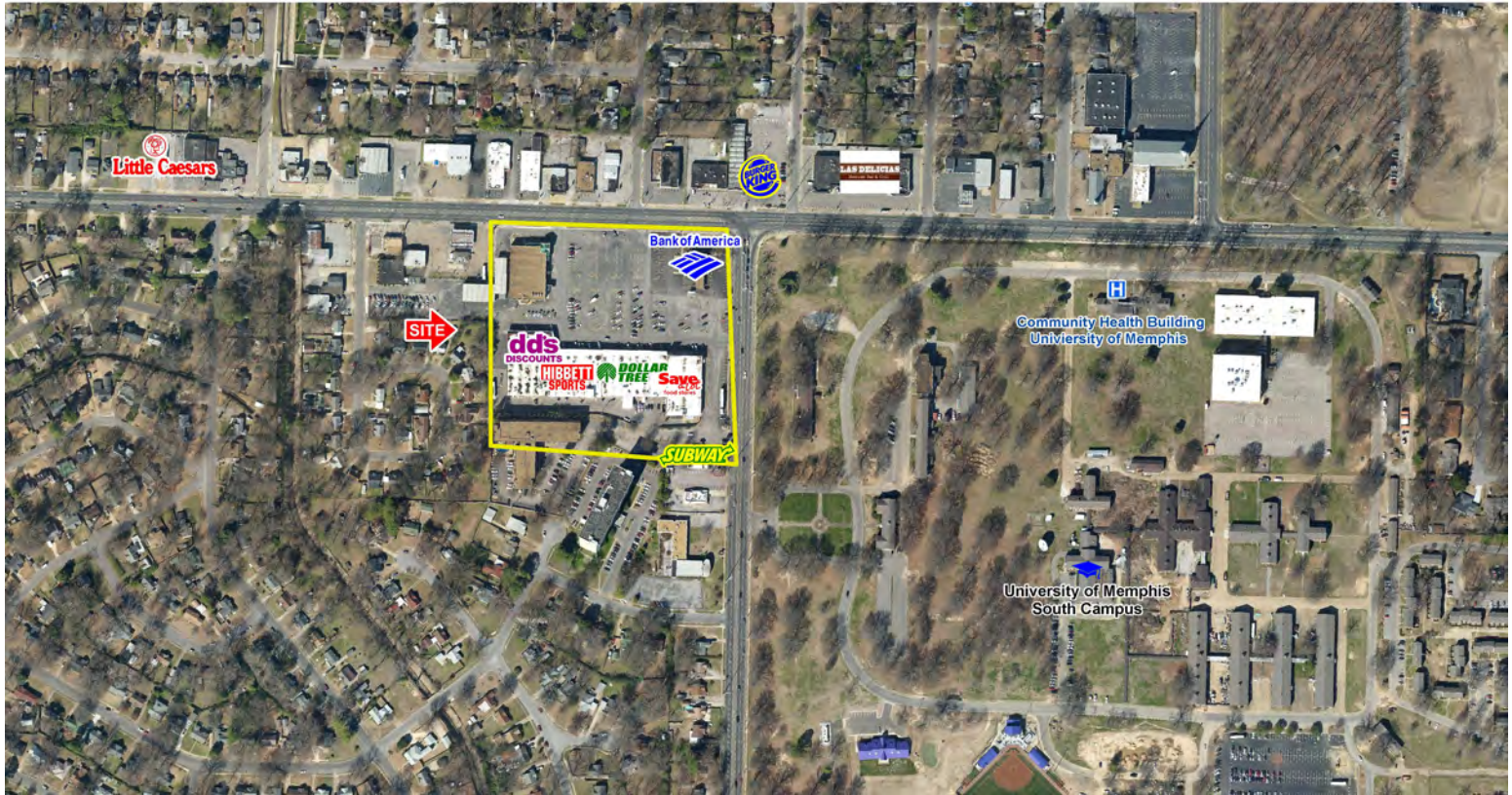
3883 Park Ave, Memphis, TN 38111

Shelby County

UNIVERSITY RETAIL OPPORTUNITY

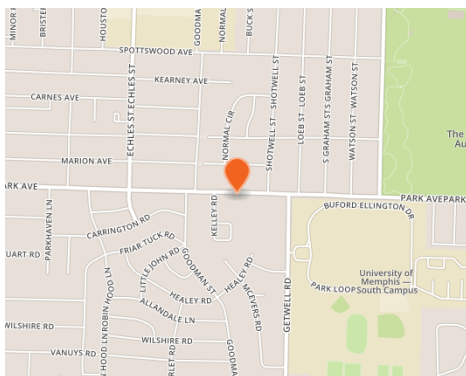
THE SHOPPING CENTER GROUP

Only RETAIL everything RETAIL™



## PROPERTY HIGHLIGHTS

- 7,000 & 7,600 SF Available (Spaces can be combined)
- Located next to newly constructed University of Memphis Community Health Building to include 1,300 daily employees and students.
- Excellent visibility & easy access from both Park Avenue and Getwell Road
- Current tenants include: dd's Discounts, Dollar Tree, Save a Lot, Hibbett's, KC Nails, Checker's
- Area retailers: Subway, Bank of America, Burger King, Cricket, Las Delicias
- Traffic Counts: Park Avenue (21,105 VPD), Getwell (29,063 VPD)



## DEMOGRAPHICS

|                               | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|--------|---------|---------|
| Population                    | 12,705 | 98,674  | 238,236 |
| Households                    | 5,295  | 40,414  | 95,111  |
| Average Household Income (\$) | 45,926 | 63,960  | 59,677  |

## FOR MORE INFORMATION CALL:

Shawn Massey, CCIM, CRX, CLS    901-334-5702    Shawn.Massey@tscg.com  
 Dustin Jones    901-334-5706    Dustin.Jones@tscg.com

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CHAINLINKS  
RETAIL ADVISORS

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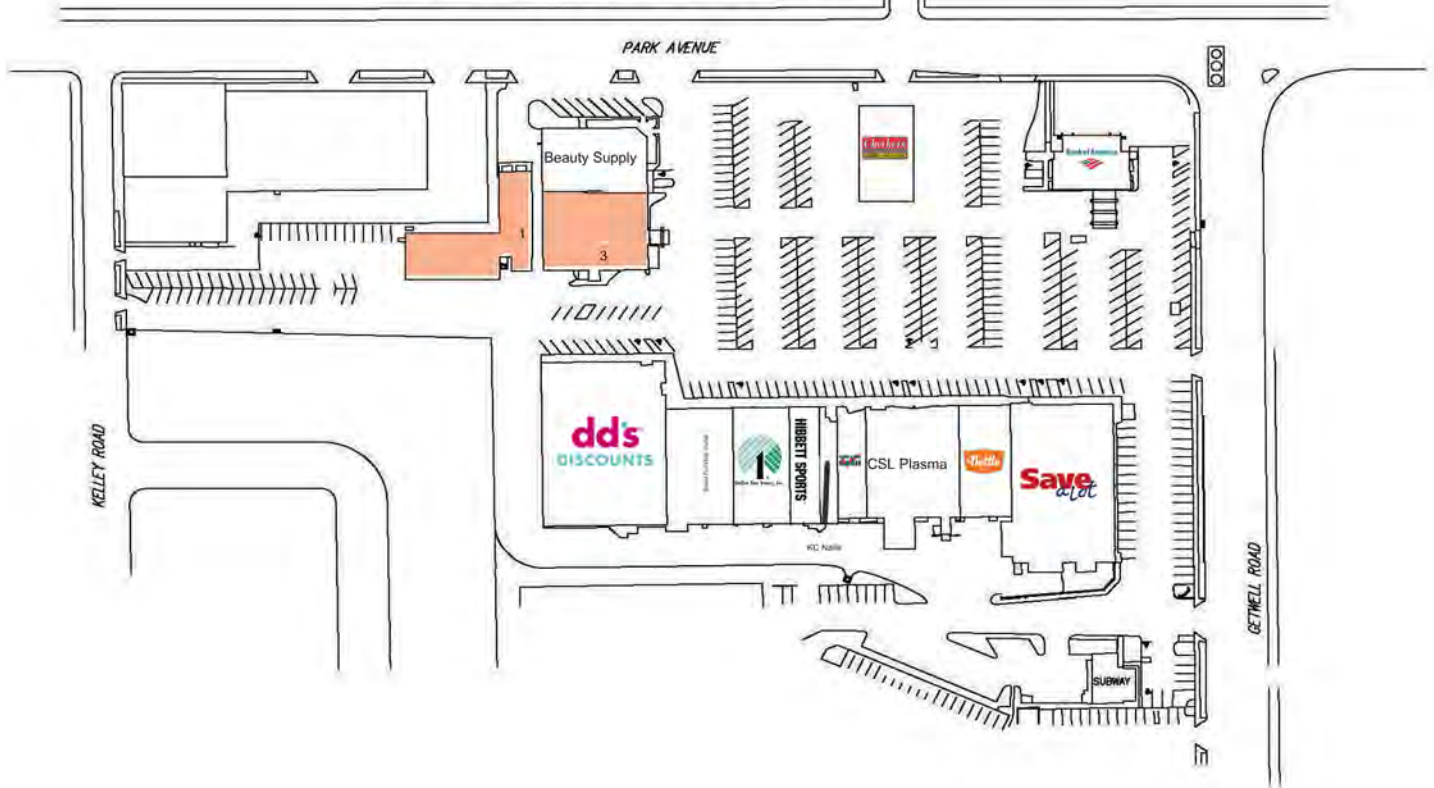
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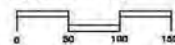
## PARK CENTER

3883-3951 PARK AVE & 941 GETWELL, MEMPHIS, TN 38111



### S I T E P L A N

SCALE: 1" = 150'



|                   |          |                          |           |                    |           |
|-------------------|----------|--------------------------|-----------|--------------------|-----------|
| 1 Available       | 7,600 SF | 6 dd's Discounts         | 20,905 SF | 11 Quik Lend       | 2,760 SF  |
| 2 Beauty Supply   | 8,000 SF | 7 Super Furniture Outlet | 6,400 SF  | 12 CSL Plasma      | 11,600 SF |
| 3 Available       | 7,000 SF | 8 Dollar Tree            | 7,875 SF  | 13 The Bottle Shop | 6,087 SF  |
| 4 Checkers        | 1,068 SF | 9 Hibbett Sports         | 4,125 SF  | 14 Save A Lot      | 17,000 SF |
| 5 Bank of America |          | 10 KC Nails              | 2,670 SF  |                    |           |

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