

MARKET INFORMATION

- Collierville is located in the southeast growth corridor of Memphis, one of the most thriving metro areas in the South, and is home to FedEx corporate headquarters.
- Collierville serves as a trade center to surrounding counties and is part of the Memphis metropolitan area which has a population of over 1 million.
- The community is easily accessible from State Highways 57 and 385 and U.S. Highway 72, and is only a few minutes south of Interstate 40 via State Highway 205. Interstate 55 is 25 miles to the west via State Highway 57 or U.S. 72.
- The center is located in the affluent Memphis suburb of Collierville/Germantown, Tennessee.
- The area offers professional sports, symphony, opera, great museums, a world-class zoo, Beale Street, the Mississippi River and Elvis Presley's Graceland.
- Memphis is known as America's Aerotropolis because of the city's central location and major industries.
- St. Jude Children's Research Hospital is based in Memphis - Nobel Prize-winning institution adding 1,200 scientists.



LOCATION

Located at the intersection of Bill Morris (Nonconnah) Parkway and Houston Levee Road

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|-------------------------|-----------|
| ▪ Little Rock, Arkansas | 137 miles |
| ▪ Jackson, Mississippi | 180 miles |
| ▪ Nashville, Tennessee | 200 miles |
| ▪ St. Louis, Missouri | 300 miles |

THE CENTER

198,000-square-foot power center with major and midsize boxes, shop space and a 14-acre outparcel site.

ANCHOR TENANTS

Dogtopia, Goodwill, Old Navy, PETCO, Ross Dress for Less, Something Special Home, 901 Furniture, and Urban Air Trampoline Park

THE DEVELOPMENT

Carriage Crossing MarketPlace is strategically positioned across from The Shops at Carriage Crossing lifestyle center development. The lifestyle center has close to 800,000 square feet of retail and hosts several national tenants and upscale restaurants such as: Bonefish Grill, Carrabba's, Chico's, Firebirds, Forever 21, Sephora and Victoria's Secret.

MAJOR EMPLOYERS

- FedEx (Fortune 500 Headquarters)
- International Paper (Fortune 500 Headquarters)
- Auto Zone (Fortune 500 Headquarters)
- ServiceMaster Consumer Services (Fortune 500 Headquarters)

TRADE AREA / DEMOGRAPHICS

DEMOGRAPHICS	5 Mile	10 Mile	15 Mile
2022 Population	78,171	305,948	600,318
2027 Projected Population	78,831	307,749	603,886
2022 Avg. Household Income	\$140,201	\$108,770	\$99,302
2022 Households	28,897	117,364	233,650
DRIVE TIME	10 Minute	15 Minute	20 Minute
2022 Population	44,311	148,295	256,943
2027 Projected Population	44,487	148,114	256,593
2022 Avg. Household Income	\$125,059	\$121,074	\$108,154
2022 Households	17,636	56,225	99,290

CONTACT INFORMATION

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**CARRIAGE CROSSING MARKETPLACE
GENERAL INFORMATION/DEMOGRAPHICS**



Jim Wilson & Associates, LLC

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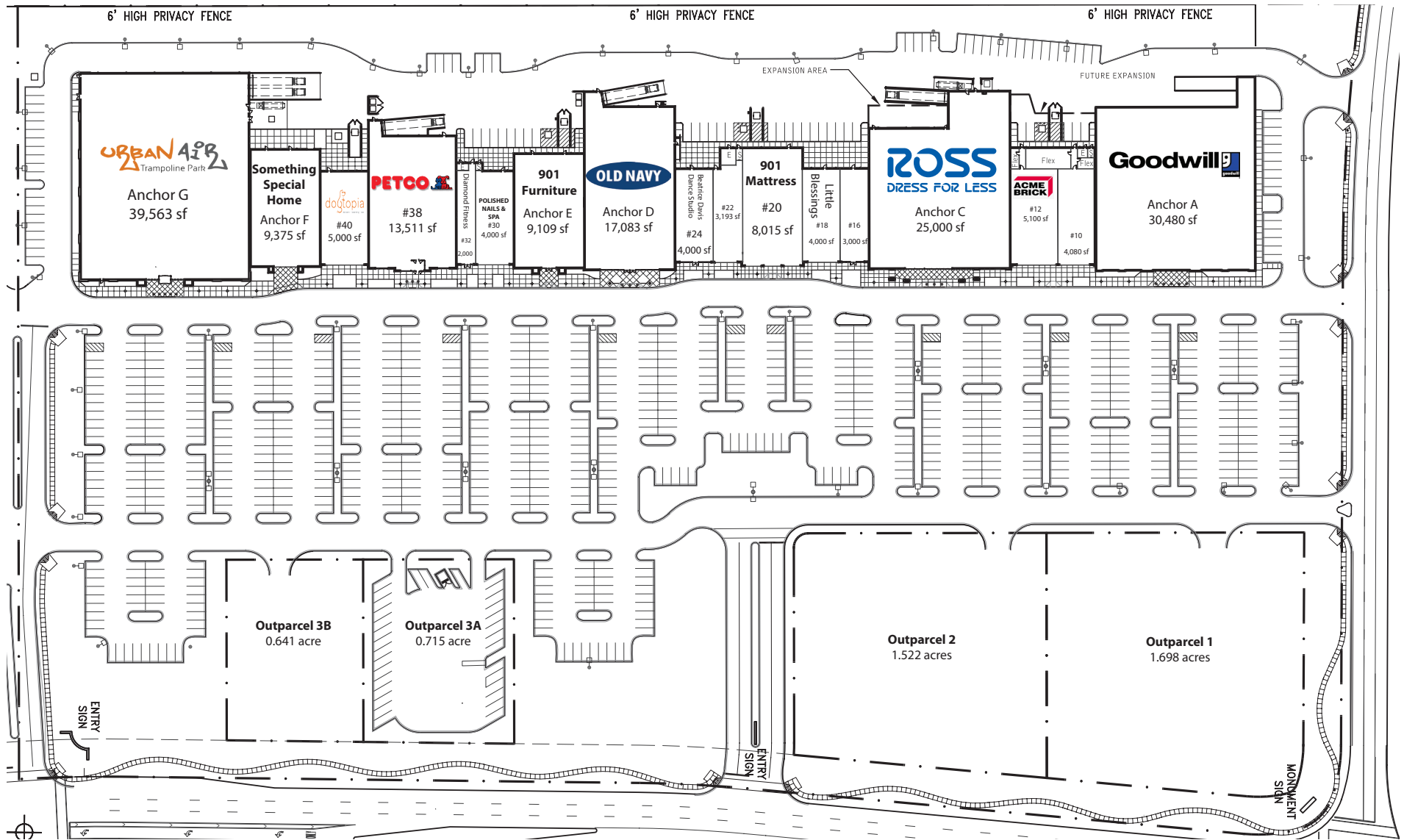
CARRIAGE CROSSING MARKETPLACE AERIAL / RETAILERS



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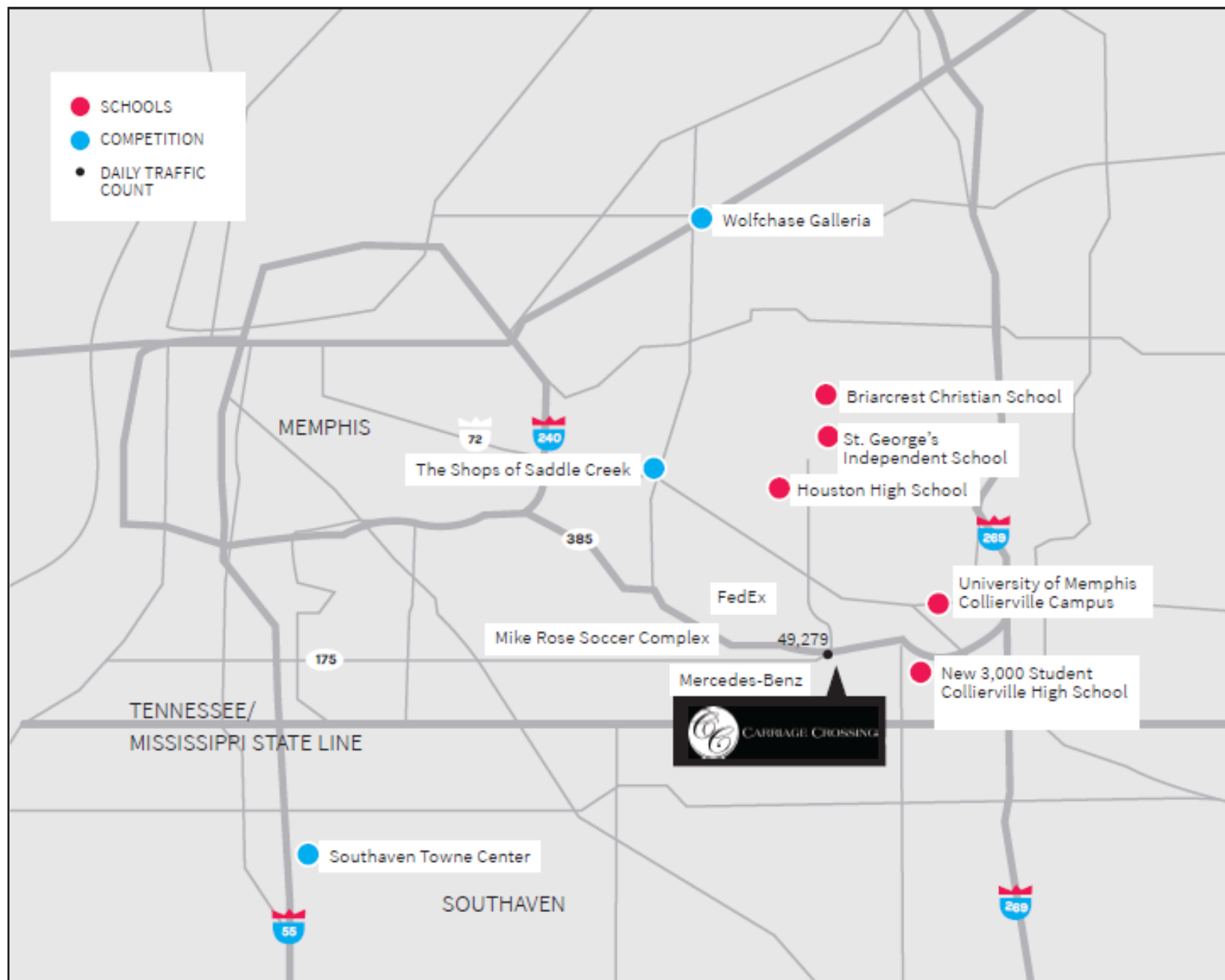
CARRIAGE CROSSING MARKETPLACE LEASING PLAN



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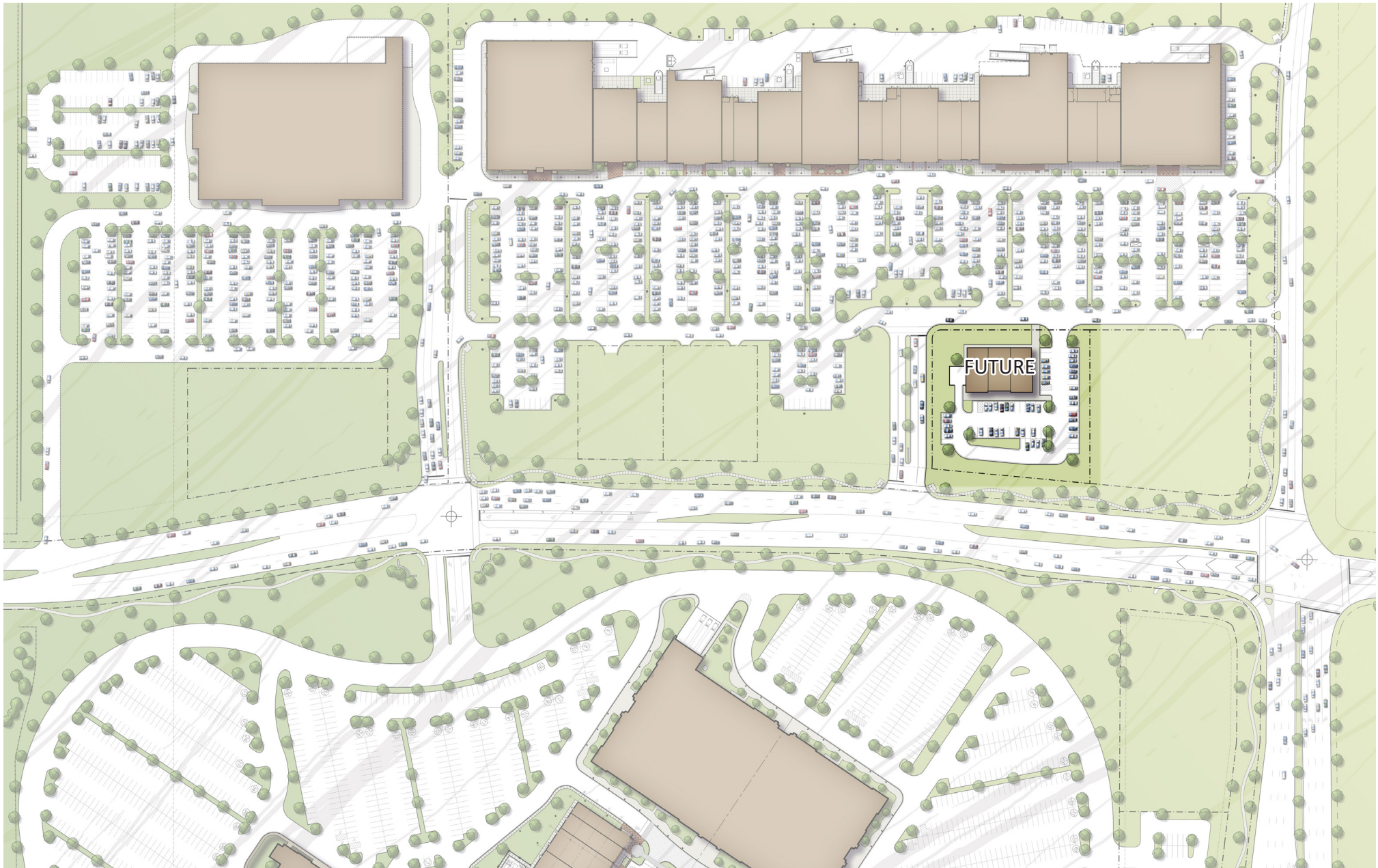


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CARRIAGE CROSSING MARKETPLACE OVERALL OUTPARCEL SITE PLAN



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CARRIAGE CROSSING MARKETPLACE OUTPARCEL SITE PLAN



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**CARRIAGE CROSSING MARKETPLACE
OUTPARCEL FRONT ELEVATION**



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