

## 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

- 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, Dollar Tree, 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, H&M, Sephora and Buckle.

## 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
2024 Population	75,094	298,067	591,429
2028 Projected Population	76,182	298,455	591,554
2024 Avg. Household Income	\$177,690	\$136,951	\$122,941
2024 Households	27,772	114,451	228,364

DRIVE TIME	10 Minute	15 Minute	20 Minute
2024 Population	39,725	138,496	240,676
2028 Projected Population	40,516	145,192	248,894
2024 Avg. Household Income	\$159,427	\$146,541	\$135,412
2024 Households	15,779	53,095	93,193

## CONTACT INFORMATION

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**CARRIAGE CROSSING MARKETPLACE  
GENERAL INFORMATION/DEMOGRAPHICS**



**Jim Wilson & Associates, LLC**

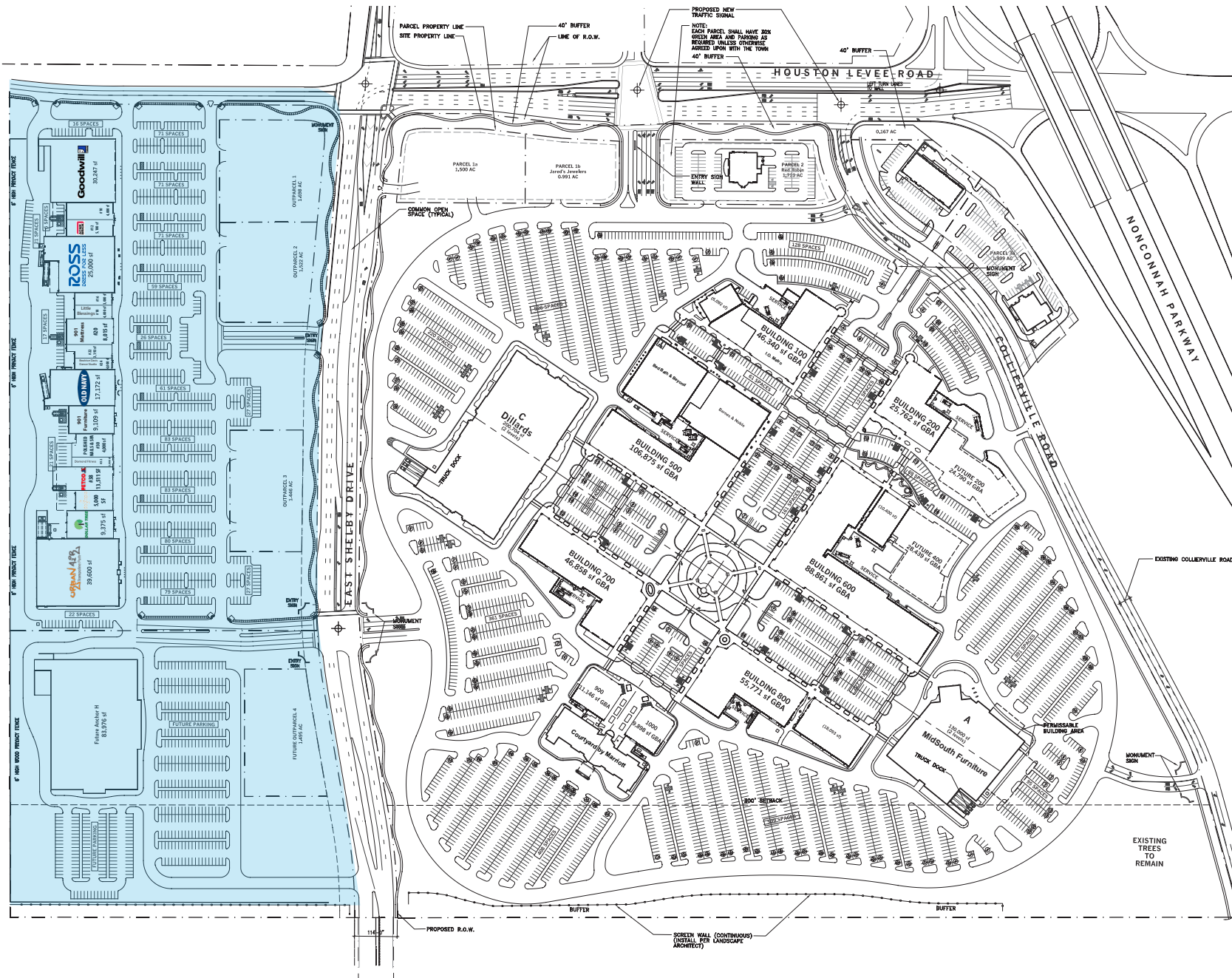
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# CARRIAGE CROSSING MARKETPLACE AERIAL / RETAILERS



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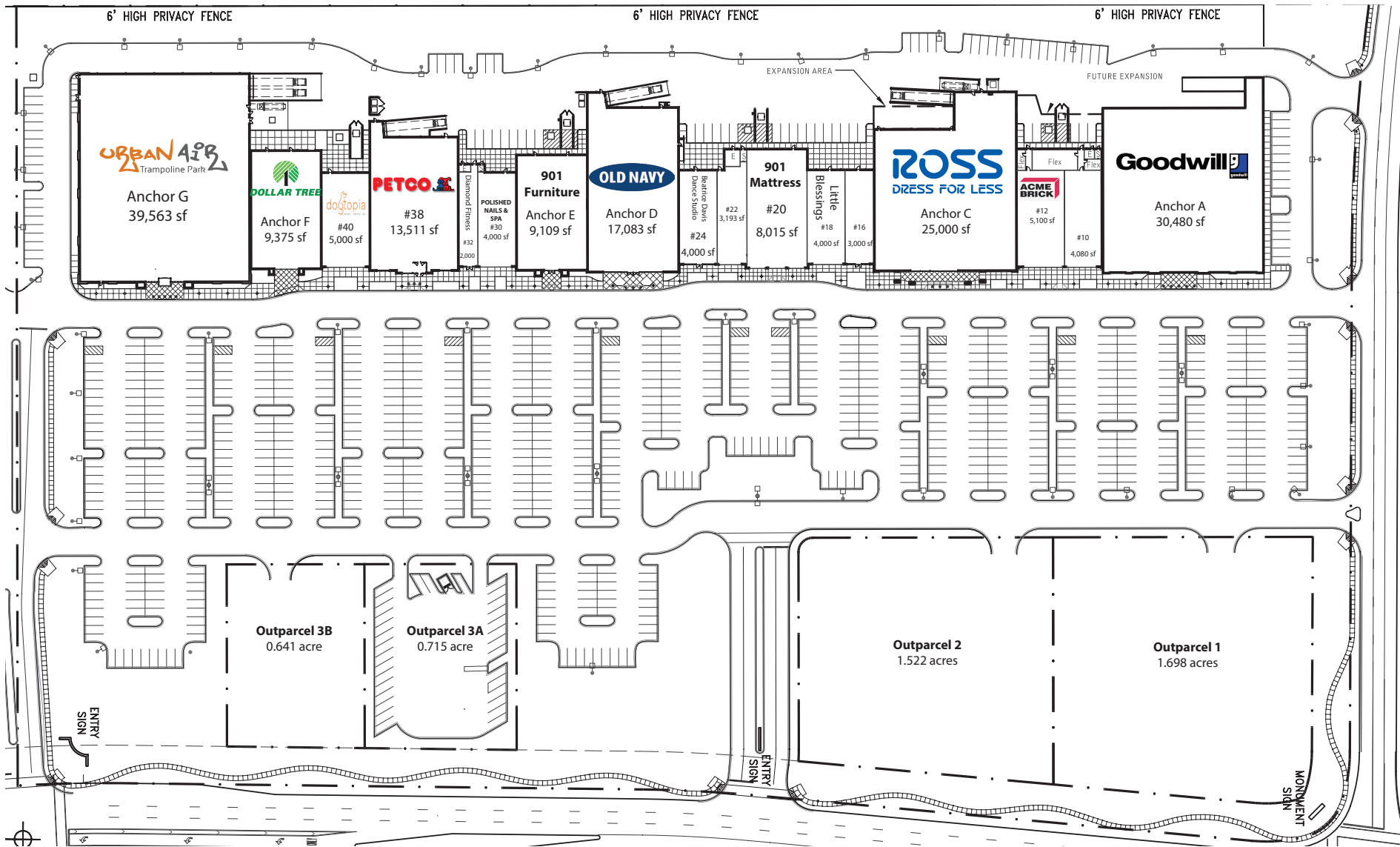
# CARRIAGE CROSSING MARKETPLACE SITE PLAN



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# CARRIAGE CROSSING MARKETPLACE LEASING PLAN



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