

MARKET INFORMATION

- Carriage Crossing MarketPlace is located in the affluent Memphis suburb of Collierville/Germantown, Tennessee.
- Collierville is located in the southeast growth corridor 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 area is home to several Fortune 500 companies, including FedEx, International Paper, AutoZone, and ServiceMaster.
- Residents and visitors enjoy 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, a Nobel Prize-winning institution with approximately 5,000 employees, is located in Memphis.
- Tennessee's favorable tax environment includes no state personal income tax and competitive corporate tax rates.



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 |



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CARRIAGE CROSSING MARKETPLACE
MARKET INFORMATION

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
2025 Population	77,426	300,670	593,695
2030 Projected Population	78,547	305,791	600,361
2025 Avg. Household Income	\$174,912	\$136,644	\$123,293
2025 Households	28,376	114,796	227,941
DRIVE TIME	10 Minute	15 Minute	20 Minute
2025 Population	47,274	151,562	250,508
2030 Projected Population	47,796	156,851	257,384
2025 Avg. Household Income	\$159,347	\$148,098	\$134,913
2025 Households	18,382	57,361	96,442

CONTACT INFORMATION

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CARRIAGE CROSSING MARKETPLACE
GENERAL INFORMATION / DEMOGRAPHICS



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CARRIAGE CROSSING MARKETPLACE
AERIAL / RETAILERS



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CARRIAGE CROSSING MARKETPLACE

LEASING PLAN



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CARRIAGE CROSSING MARKETPLACE

OVERALL OUTPARCEL SITE PLAN



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CARRIAGE CROSSING MARKETPLACE

OUTPARCEL SITE PLAN