



Mendenhall Square Mall

South Mendenhall @ Winchester · Memphis, TN 38115



- 225,000+ SqFt of Retail Space
- At Mendenhall Rd. and Winchester Rd. in SE Memphis
- Ample Parking, Beautiful Landscaping
- 3mile Pop.: 94,812; 3mile HH Income: \$52,727

Located in the booming southeast corner of Memphis, Mendenhall Square is a 225,000 square foot strip center with a population of over 200,000 within a five-mile radius. And the 23,800 daily traffic count continues to grow at the busy intersecting of Mendenhall Road and Winchester Road. Ample parking and beautiful landscaping also help to enhance the property's retail appeal for both shoppers and tenants. Join retailers such as Family Dollar, Rose's, Cash America, and Exline's Pizza at Mendenhall Square.

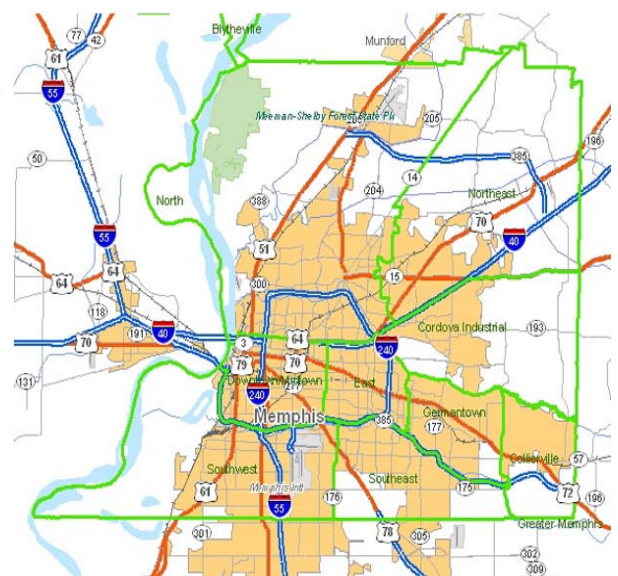
Market Information

Memphis, Tennessee is located near the geographic center of the country and has become known as "America's Distribution Center" through its superior distribution, logistics and transportation infrastructure. The Memphis International Airport is the world's busiest cargo airport, with 15 cargo airlines. Because of its river crossing, Memphis is a gateway city that plays a major role in national rail transportation with five Class I railroads converging in Memphis. The Port of Memphis located south of downtown is the second largest inland port on the Mississippi River and the fourth busiest in the country.

Over one million residents live in the Memphis area and over 8 million domestic and international visitors come to Memphis each year. Major areas of employment include distribution, financial services, healthcare, and retail. The international headquarters of FedEx employs 30,000 people in the region, more than any other single business. Additionally, the NBA Memphis Grizzlies were established in 2002 and recently opened their new stadium, the FedExForum.

In addition to its superior infrastructure, Memphis is recognized for its vibrant and growing downtown. Memphis is known for its music that is a mixture of blues, rock and roll, R & B, and gospel that creates an infectious blend of soul and sensation unique to the city. Many music festivals are held each year, including the Memphis in May Beale Street Music Festival which brings people from all over the world to the Bluff City.

MEMPHIS





SubMarket Information

MEMPHIS · SOUTHEAST · RETAIL

Contains all properties located East of Getwell Road, West of Houston Levee Road, North of the Shelby County line and South of I-240 to I-385 (Nonconnah Parkway).

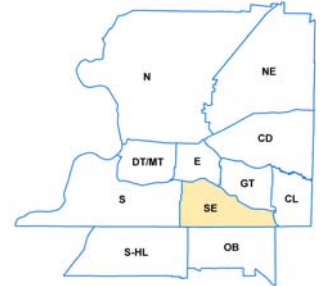


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Available Units

<u>BUILDING</u>	<u>UNIT</u>	<u>TOTAL RENTABLE</u>	<u>USE TYPE</u>
5360 Winchester Road	A015	16,045 (SF)	RETAIL
3620 Mendenhall	B010	31,597 (SF)	RETAIL
3548 Mendenhall	B020	2,647 (SF)	RETAIL
3566 Mendenhall	B045	18,126 (SF)	RETAIL
3570 Mendenhall	B050	19,150 (SF)	RETAIL
3580 Mendenhall	E010	4,138 (SF)	RETAIL



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UNIT INFORMATION

Unit ID: A015

Address: 5360 Winchester Road Memphis, TN 38115

Unit Area: 16,045 Square Feet Available

● Exterior Walls:

Min. Width :

Min. Height:

Material: Masonry

● Loading:

Loading Docks - 0

Drive-In Doors - 0

● Floors:

Thickness: 0"

Concrete

● Clear Heights:

Min. Heights: 16' 10"

● Fire Suppression:

Type: Wet

● Column Spacing:

Spacing: x

31x22

● HVAC:

Type: RTU

● Roofing System:

Material: Fiberglass

Built up

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Mendenhall Square Mall

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UNIT INFORMATION

Unit ID: B010

Address: 3620 Mendenhall Memphis, TN 38115

Unit Area: 31,597 Square Feet Available

● Exterior Walls:

Min. Width :

Min. Height:

Material: Masonry

● Loading:

Loading Docks - 0

Drive-In Doors - 0

● Floors:

Thickness: 0"

Concrete

● Clear Heights:

Min. Heights: 18'

14' drop ceiling

● Fire Suppression:

Type: Wet

● Column Spacing:

Spacing: x

35x38

● HVAC:

Type: RTU

● Roofing System:

Material: Fiberglass

Built up

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



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UNIT INFORMATION

Unit ID: B020

Address: 3548 Mendenhall Memphis, TN 38115

Unit Area: 2,647 Square Feet Available

● Exterior Walls:

Min. Width :

Min. Height:

Material: Masonry

● Loading:

Loading Docks - 0

Drive-In Doors - 0

● Floors:

Thickness: 0"

● Clear Heights:

Min. Heights:

10' drop ceiling

● Fire Suppression:

Type: Wet

● Column Spacing:

Spacing: x

30'10" wall to wall

● HVAC:

Available from Asset Management Services

● Roofing System:

Material:

● Lighting:

Available from Asset Management Services

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



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UNIT INFORMATION

Unit ID: B045

Address: 3566 Mendenhall Memphis, TN 38115

Unit Area: 18,126 Square Feet Available

● **Exterior Walls:**

Available from Asset Management Services

● **Loading:**

Available from Asset Management Services

Available from Asset Management Services

● **Floors:**

Available from Asset Management Services

● **Clear Heights:**

Available from Asset Management Services

● **Fire Suppression:**

Type: Wet

● **Column Spacing:**

Available from Asset Management Services

● **HVAC:**

Available from Asset Management Services

● **Roofing System:**

Available from Asset Management Services

● **Lighting:**

Available from Asset Management Services

● **Parking Area:**

Available from Asset Management Services

● **Electrical:**

Available from Asset Management Services



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UNIT INFORMATION

Unit ID: B050

Address: 3570 Mendenhall Memphis, TN 38115

Unit Area: 19,150 Square Feet Available

● Exterior Walls:

Min. Width :

Min. Height:

Material: Masonry

● Loading:

Loading Docks - 0

Drive-In Doors - 0

● Floors:

Thickness: 0"

Concrete

● Clear Heights:

Min. Heights: 18'

14' drop ceiling

● Fire Suppression:

Type: Wet

● Column Spacing:

Spacing: x

41'x41'

● HVAC:

Type: RTU

● Roofing System:

Material: Fiberglass

Built up

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



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UNIT INFORMATION

Unit ID: E010

Address: 3580 Mendenhall Memphis, TN 38115

Unit Area: 4,138 Square Feet Available

● Exterior Walls:

Material: Masonry

● Loading:

Loading Docks - 0

Drive-In Doors - 0

● Floors:

Concrete

● Clear Heights:

Min. Heights: 18'

● Fire Suppression:

Type: NO

● Column Spacing:

Available from Asset Management Services

● HVAC:

Type: RTU

● Roofing System:

Material: Fiberglass

Built up

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services