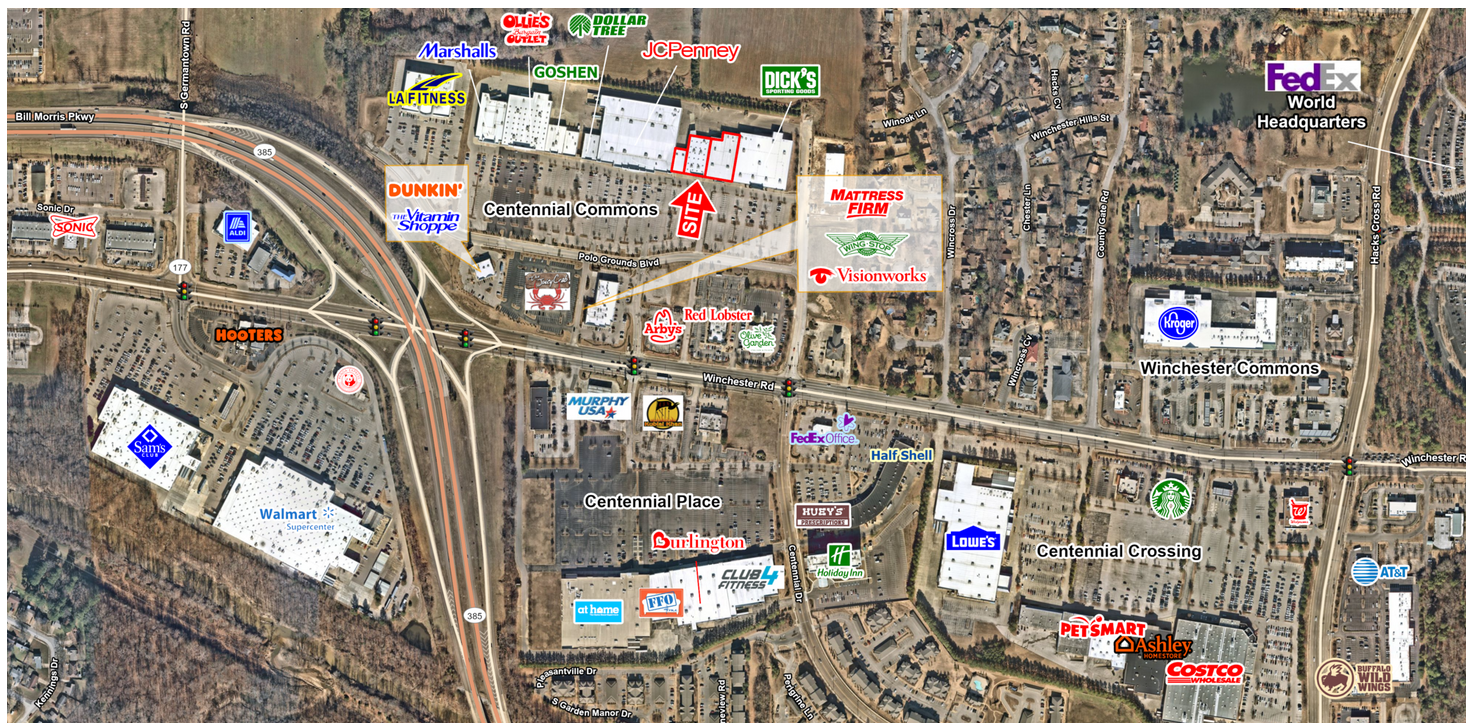


CENTENNIAL COMMONS

7720-7746 Polo Grounds Blvd, Memphis, TN 38125

EXECUTIVE SUMMARY



LOCATION OVERVIEW

300,000± Regional Power Center located in Southeast Memphis anchored by JCPenney, Dick's Sporting Goods, Ollie's and Marshalls



PROPERTY HIGHLIGHTS

- Spaces Available: 5,200 SF, 16,000 SF, 25,000 SF or combined up to 46,200 SF
- Pylon space available
- 1/2 mile west of FedEx World Headquarters (3,200 employees)
- Area Retailers: Walmart, Sam's, Costco, Lowe's, At Home, Burlington, LA Fitness, FFO and many more
- Traffic Counts: Highway 385 (114,232 AADT) and Winchester Rd (32,996 AADT)

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Population	88,570	183,538	513,256
Daytime Population	74,004	194,545	568,573
Households	34,235	70,204	194,508
Average HH Income	\$81,553	\$90,307	\$89,751

EXCLUSIVE AGENT(S)

DANNY BURING • danny.buring@tscg.com • 901.334.5701



CENTENNIAL COMMONS

7720-7746 Polo Grounds Blvd, Memphis, TN 38125

SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
7720	Available	5,200 SF
7726	Available	16,000 SF
7746	Available	25,000 SF

EXCLUSIVE AGENT(S)

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