

# SUMMER CENTER

4304 Summer Ave Memphis, TN 38122



## PROPERTY HIGHLIGHTS

- Anchors: Kroger, Ross Dress for Less, and Rainbow with cross access to T.J. Maxx and Big Lots
- Excellent visibility and access from both Summer Avenue and Waring Road
- Nearby retailers: Lowe's, Family Dollar, Harbor Freight Tools, Aldi, Dollar General, and Walgreens
- Memphis is located within the Memphis-Forrest City MSA with a population of 1,342,914 people
- The Memphis area enjoys a robust and diverse economy as a result of being well positioned on America's largest river
- Home of the FedEx headquarters, Memphis is known as the distribution hub of the U.S.

## DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

Total Households	30,978	91,172	169,690
Total Population	77,267	226,886	432,370
Average HH Income	\$85,365	\$73,819	\$68,304



The Sembler Company | 800.940.6000 | [sembler.com](http://sembler.com)

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## SITE PLAN & AVAILABILITY

1	Kroger	55,211 SF	15	Charlie's Shoe Shop	544 SF
1A	Kroger Storage	3,542 SF	16	Kroger Fuel Station	2,162 SF
2	Madrag	5,467 SF	17	In & Out Wireless	1,360 SF
3	<b>AVAILABLE</b>	<b>9,520 SF</b>	18	Advance America Cash Advance	2,162 SF
4	<b>AVAILABLE</b>	<b>1,526 SF</b>	19	Dr. Michael Shirley	1,219 SF
5	Little Caesar's	1,560 SF	20	America's Best Contacts & Eyeglasses	3,358 SF
6	Gold & Gifts	983 SF	21	Captain JJ's Fish & Chicken	2,100 SF
7	Ross Dress for Less	30,187 SF	22	KFC	1 Acres
8	Hibbett Sporting Goods	4,950 SF	23	First Tennessee Bank	1 Acres
9	H&R Block	1,510 SF			

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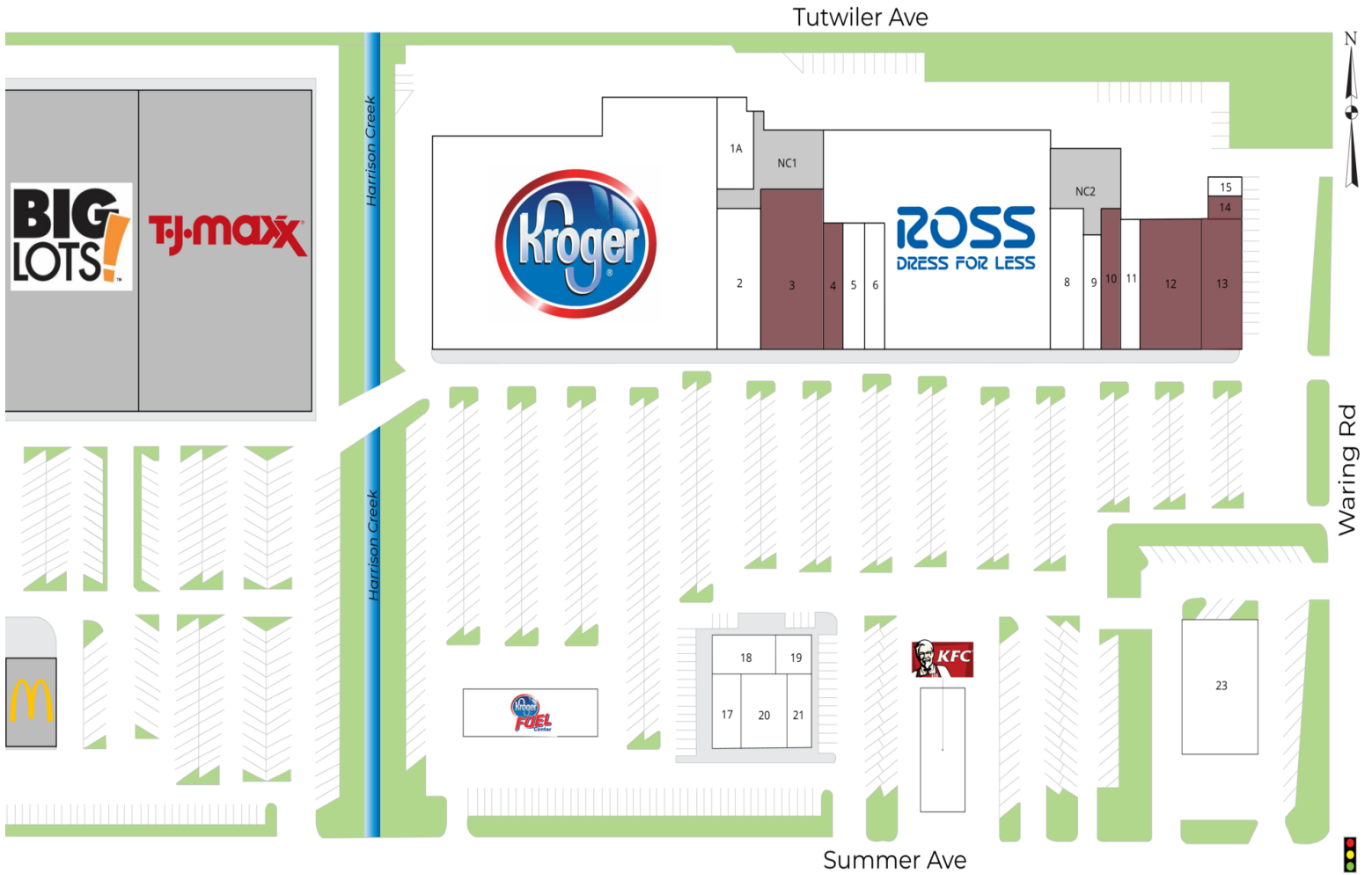
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## SITE PLAN & AVAILABILITY

1	Kroger	55,211 SF
11	Nail Salon	1,285 SF
12	AVAILABLE	5,622 SF
13	AVAILABLE	4,810 SF
14	AVAILABLE	544 SF

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