

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 | <https://www.sembler.com>

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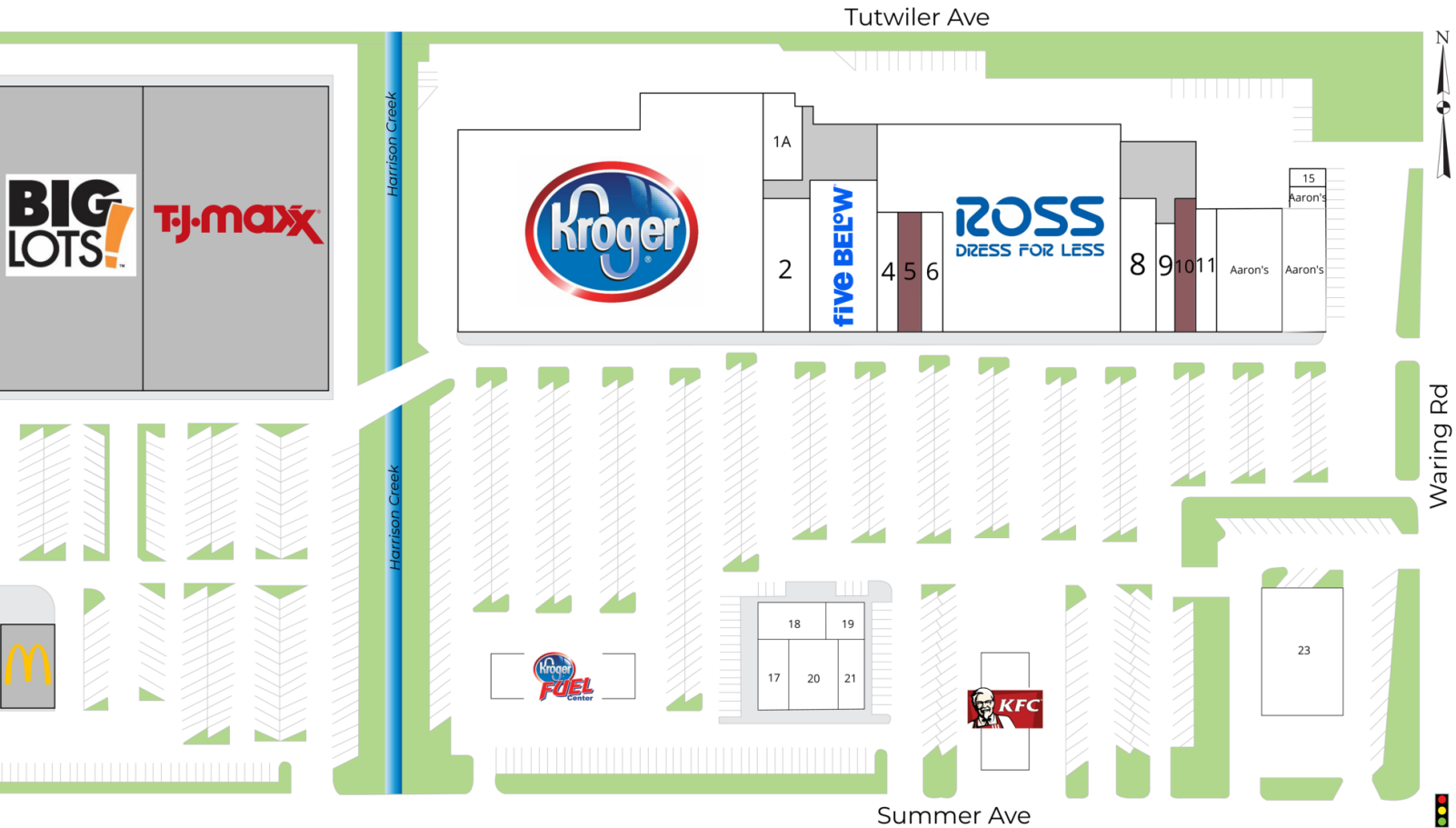
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SITE PLAN & AVAILABILITY

1	Kroger	55,211 SF	8	Hibbett Sporting Goods	4,950 SF	16	Kroger Fuel Station	2,162 SF
1A	Kroger Storage	3,542 SF	9	H&R Block	1,510 SF	17	In & Out Wireless	1,360 SF
2	Madrag	5,467 SF	10	AVAILABLE	2,207 SF	18	Advance America Cash Advance	2,162 SF
3	Five Below	9,520 SF	11	Nail Salon	1,285 SF	19	Dr. Michael Shirley	1,219 SF
4	LOL Vape	1,526 SF	12	Aaron's	5,622 SF	20	America's Best Contacts & E...	3,358 SF
5	AVAILABLE	1,560 SF	13	Aaron's	4,810 SF	21	Captain JJ's Fish & Chicken	2,100 SF
6	Gold & Gifts	983 SF	14	Aaron's	544 SF	22	KFC	1 Acres
7	Ross Dress for Less	30,187 SF	15	Charlie's Shoe Shop	544 SF	23	First Tennessee Bank	1 Acres

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