

# COUNTRYWOOD CROSSING

2321 North Germantown Pkwy, Cordova, TN

18,000 SF

FOR SUBLEASE



## Property Features

- Near Wolfchase Galleria
- Existing 18,000 SF Staples sublease through 2021 with renewal terms
- Great co-tenancy next to Kohls, Dick's and Ashley Furniture
- Excellent visibility & access on Germantown Parkway
- Ample parking field with end cap location in the center
- Germantown Parkway traffic counts 44,610 VPD

Memphis, TN



TARGET  
Office  
DEPOT  
HAVERTYS  
PET SMART

DOLLAR TREE  
GATHERINES  
it's fashion  
DYNAMS  
CAFO  
BEST BUY

VCF  
VALUE CITY  
FURNITURE  
HOME DEPOT

BIG  
LOTS  
SALLY  
CITITRENDS  
TJ-maxx  
Academy

COSTCO  
IKEA

DICK'S  
SPORTING GOODS  
Ashley  
HOMESTORE  
KOHLE'S  
SITE

KIRKLAND'S  
LAST BRYANT  
Gordmans

CULTA  
Justice  
ROSS  
SHOE  
CARNIVAL

planet  
fitness  
RITE  
AID  
FAMILY DOLLAR

Kroger  
Starr Mart  
HomeGoods  
Marshalls

Walmart

LOWE'S

Sams  
CLUB

LA FITNESS

SPROUTS

Kroger

Walgreens

Michaels  
five BELOW  
OLD NAVY  
DSW  
M  
W

Rockcreek Pkwy

N Germantown Pkwy

Chimney Rock Blvd

Littlemore Dr

Appling Rd

Goodlett Farms Pkwy

Dexter Rd

Baker Storey McDonald  
Properties  
PROVEN RETAIL SOLUTIONS

The information contained herein is believed to be accurate but is not warranted as to the accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenants independent investigation.

# SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.1888/-89.7955

RS1

| 2321 N Germantown Pkwy |   | 1 mi radius | 3 mi radius | 5 mi radius |
|------------------------|---|-------------|-------------|-------------|
| Memphis, TN 38016      |   |             |             |             |
| POPULATION             | 2019 Estimated Population                             | 7,833       | 68,509      | 163,888     |
|                        | 2024 Projected Population                             | 7,647       | 67,495      | 161,563     |
|                        | 2010 Census Population                                | 8,137       | 68,879      | 162,064     |
|                        | 2000 Census Population                                | 7,345       | 57,162      | 129,169     |
|                        | Projected Annual Growth 2019 to 2024                  | -0.5%       | -0.3%       | -0.3%       |
|                        | Historical Annual Growth 2000 to 2019                 | 0.3%        | 1.0%        | 1.4%        |
|                        | 2019 Median Age                                       | 32.7        | 35.3        | 35.9        |
| HOUSEHOLDS             | 2019 Estimated Households                             | 3,554       | 28,914      | 65,791      |
|                        | 2024 Projected Households                             | 3,500       | 28,738      | 65,464      |
|                        | 2010 Census Households                                | 3,443       | 27,275      | 60,991      |
|                        | 2000 Census Households                                | 3,051       | 22,157      | 47,520      |
|                        | Projected Annual Growth 2019 to 2024                  | -0.3%       | -0.1%       | -           |
|                        | Historical Annual Growth 2000 to 2019                 | 0.9%        | 1.6%        | 2.0%        |
| RACE AND ETHNICITY     | 2019 Estimated White                                  | 51.7%       | 57.2%       | 58.4%       |
|                        | 2019 Estimated Black or African American              | 37.1%       | 30.2%       | 31.3%       |
|                        | 2019 Estimated Asian or Pacific Islander              | 3.7%        | 5.1%        | 4.3%        |
|                        | 2019 Estimated American Indian or Native Alaskan      | 0.2%        | 0.4%        | 0.3%        |
|                        | 2019 Estimated Other Races                            | 7.3%        | 7.1%        | 5.7%        |
|                        | 2019 Estimated Hispanic                               | 8.9%        | 8.8%        | 7.2%        |
| INCOME                 | 2019 Estimated Average Household Income               | \$94,360    | \$87,165    | \$89,122    |
|                        | 2019 Estimated Median Household Income                | \$62,783    | \$72,903    | \$76,240    |
|                        | 2019 Estimated Per Capita Income                      | \$42,812    | \$36,843    | \$36,294    |
| EDUCATION (AGE 25+)    | 2019 Estimated Elementary (Grade Level 0 to 8)        | 1.9%        | 2.6%        | 2.4%        |
|                        | 2019 Estimated Some High School (Grade Level 9 to 11) | 3.2%        | 3.9%        | 4.1%        |
|                        | 2019 Estimated High School Graduate                   | 22.6%       | 23.3%       | 23.9%       |
|                        | 2019 Estimated Some College                           | 32.9%       | 25.8%       | 24.8%       |
|                        | 2019 Estimated Associates Degree Only                 | 10.1%       | 8.6%        | 8.8%        |
|                        | 2019 Estimated Bachelors Degree Only                  | 19.1%       | 23.1%       | 23.0%       |
|                        | 2019 Estimated Graduate Degree                        | 10.0%       | 12.7%       | 13.0%       |
| BUSINESS               | 2019 Estimated Total Businesses                       | 269         | 3,434       | 6,338       |
|                        | 2019 Estimated Total Employees                        | 4,551       | 45,452      | 74,233      |
|                        | 2019 Estimated Employee Population per Business       | 16.9        | 13.2        | 11.7        |
|                        | 2019 Estimated Residential Population per Business    | 29.1        | 19.9        | 25.9        |

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.