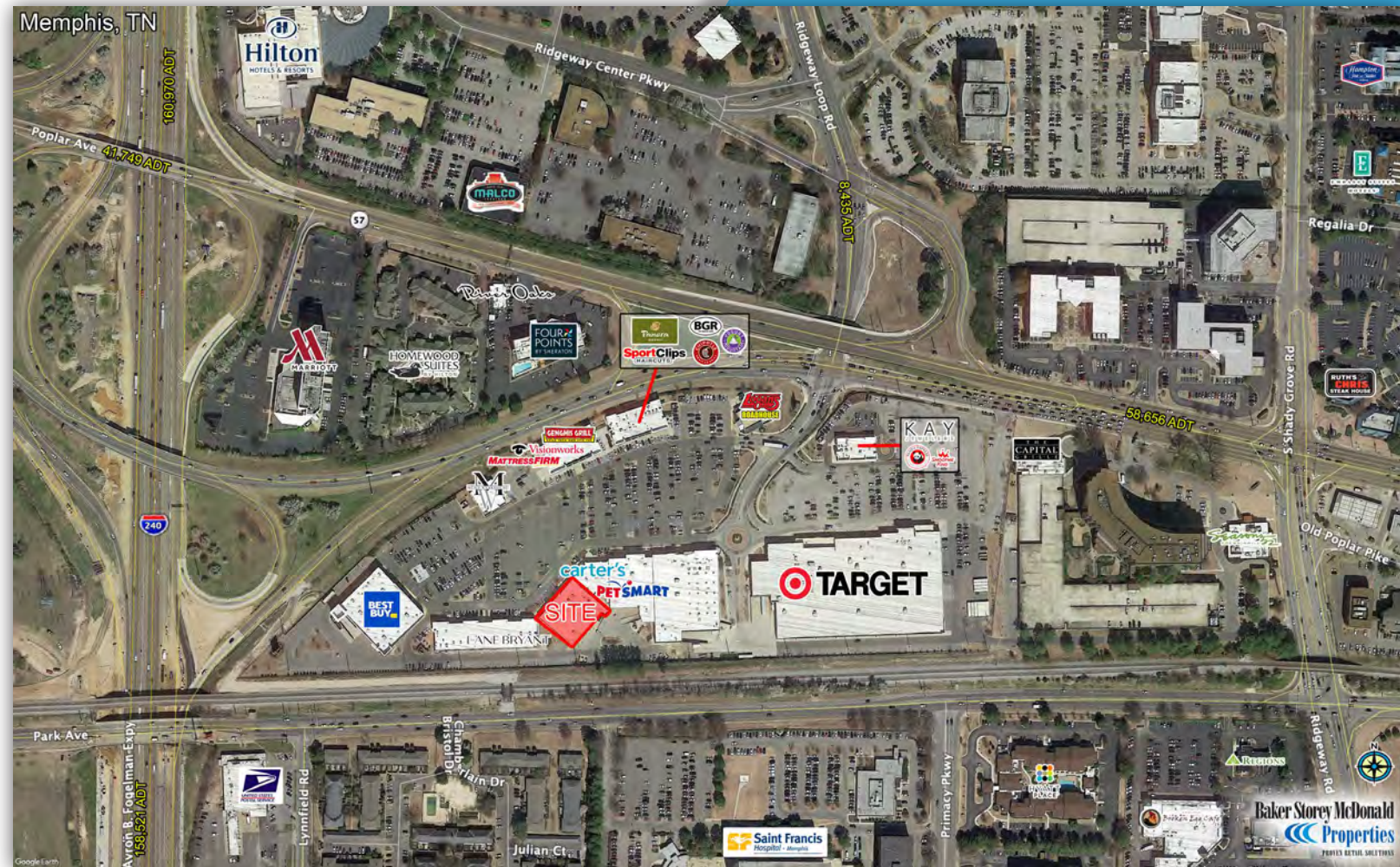


RIDGEWAY TRACE SHOPPING CENTER

5897 Poplar Ave, Memphis, TN

18,000 SF

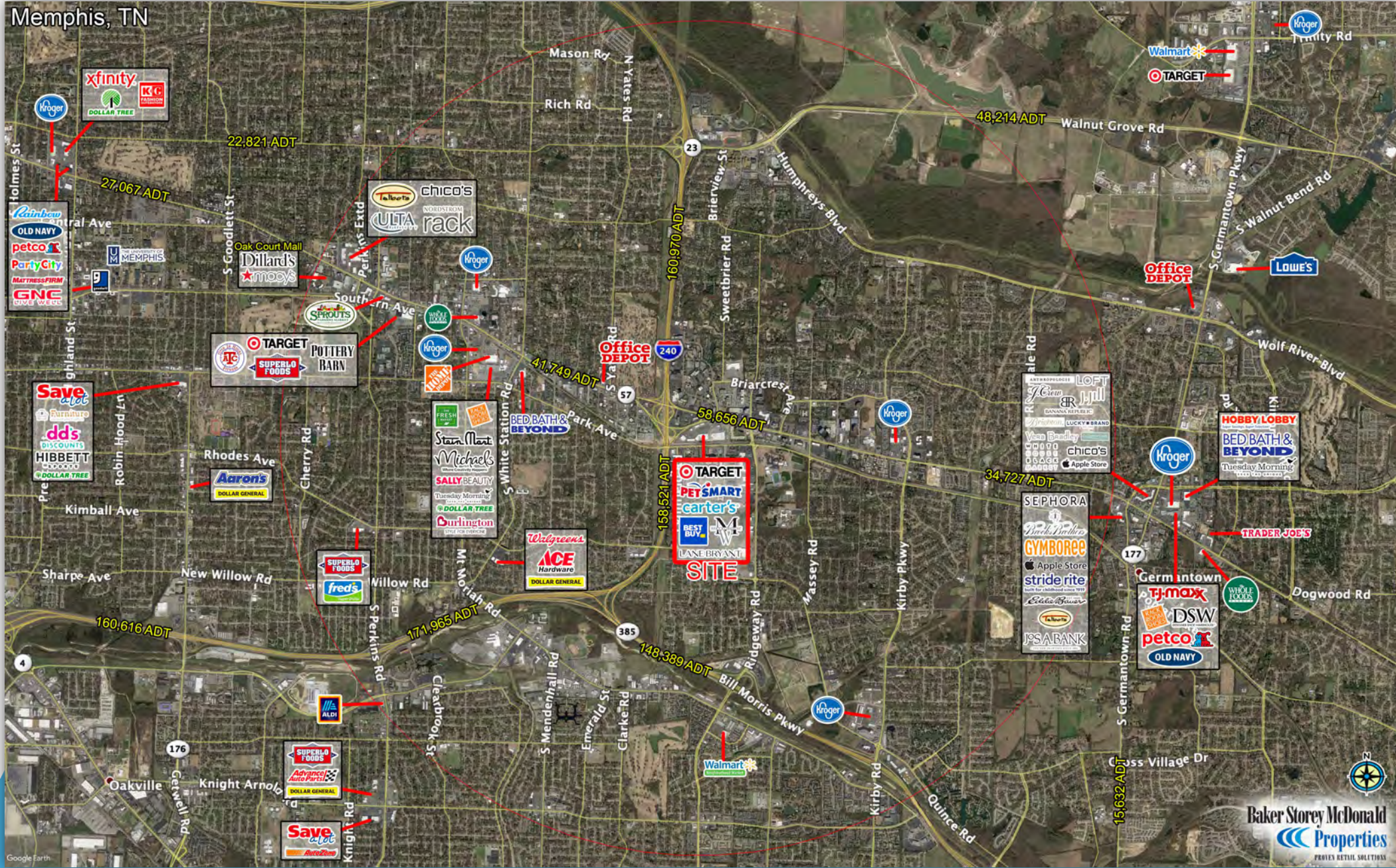
FOR SUBLEASE



Property Features

- Very rare large retail space available in Super Target anchored center
- Regional draw to best demographics in Memphis
- Excellent co-tenancy with Target, PetSmart, Best Buy, Mens Warehouse, and more
- Staples space available for sublease thru 2021 with renewal options

Memphis, TN



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: 35.1008/-89.8653

RS1

5897 Poplar Ave		1 mi radius	3 mi radius	5 mi radius
Memphis, TN 38119				
POPULATION	2019 Estimated Population	4,886	71,284	224,060
	2024 Projected Population	4,778	70,059	220,781
	2010 Census Population	5,051	72,659	226,302
	2000 Census Population	5,998	73,605	225,506
	Projected Annual Growth 2019 to 2024	-0.4%	-0.3%	-0.3%
	Historical Annual Growth 2000 to 2019	-1.0%	-0.2%	-
	2019 Median Age	40.3	39.6	35.1
HOUSEHOLDS	2019 Estimated Households	2,295	32,869	94,302
	2024 Projected Households	2,267	32,656	93,894
	2010 Census Households	2,223	31,364	89,019
	2000 Census Households	2,654	32,192	90,547
	Projected Annual Growth 2019 to 2024	-0.2%	-0.1%	-
	Historical Annual Growth 2000 to 2019	-0.7%	0.1%	0.2%
RACE AND ETHNICITY	2019 Estimated White	62.2%	58.9%	44.3%
	2019 Estimated Black or African American	32.7%	33.0%	44.9%
	2019 Estimated Asian or Pacific Islander	3.0%	3.4%	3.1%
	2019 Estimated American Indian or Native Alaskan	-	0.2%	0.3%
	2019 Estimated Other Races	2.0%	4.5%	7.4%
	2019 Estimated Hispanic	3.2%	5.9%	9.6%
INCOME	2019 Estimated Average Household Income	\$115,144	\$109,234	\$84,825
	2019 Estimated Median Household Income	\$79,714	\$74,886	\$63,588
	2019 Estimated Per Capita Income	\$54,387	\$50,405	\$36,121
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	3.2%	1.9%	4.1%
	2019 Estimated Some High School (Grade Level 9 to 11)	4.7%	3.5%	6.5%
	2019 Estimated High School Graduate	10.8%	18.9%	23.8%
	2019 Estimated Some College	22.8%	22.5%	23.6%
	2019 Estimated Associates Degree Only	3.7%	5.5%	5.7%
	2019 Estimated Bachelors Degree Only	26.5%	27.3%	21.4%
	2019 Estimated Graduate Degree	28.3%	20.3%	14.8%
BUSINESS	2019 Estimated Total Businesses	1,889	6,174	12,192
	2019 Estimated Total Employees	31,133	80,432	149,137
	2019 Estimated Employee Population per Business	16.5	13.0	12.2
	2019 Estimated Residential Population per Business	2.6	11.5	18.4

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