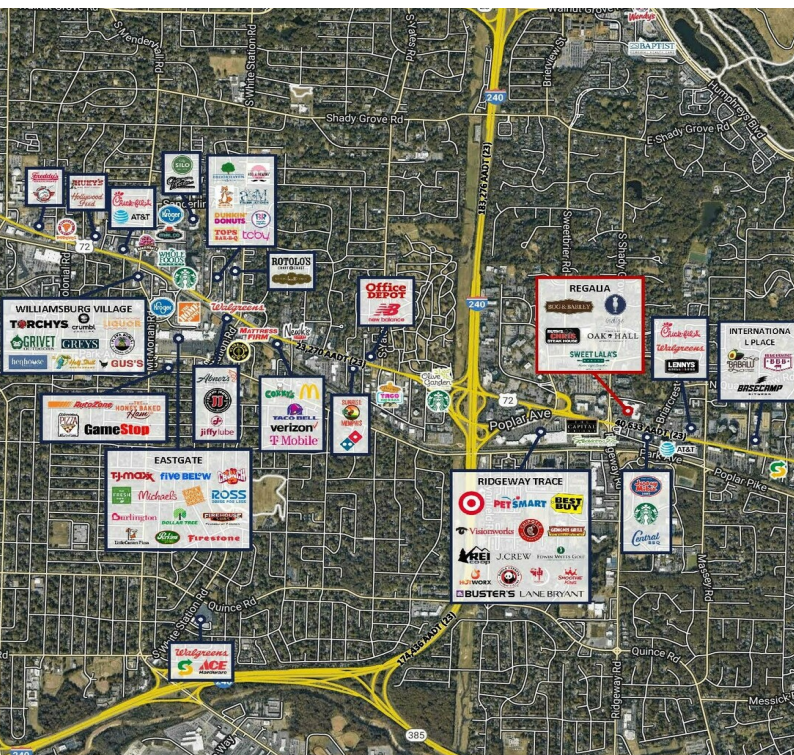




PROPERTY DESCRIPTION

High-End Specialty Center in the Heart of East Memphis at the Northeast Corner of Poplar Avenue and Ridgeway Road

PROPERTY HIGHLIGHTS

- Surrounded by 10 Hotels within a 2-mile radius and 7,000,000 SF of office space within a 3-mile radius
- Anchored by Oak Hall, Owen Brennan's, Ronnie Grisanti's, Indigo, and Salsa Cocina Mexicana
- Upscale Retail Experience with Easy Access to Interstate 240
- Traffic Count: Poplar Avenue (40,633 AADT), Ridgeway Road (14,706 AADT), and I-240 (174,436 AADT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,776	28,983	90,235
Total Population	5,463	65,274	220,660
Average HH Income	\$151,246	\$128,403	\$104,821

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SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
6120	Ruth's Chris Steak House	7,887 SF	118	Sweet Lala's Bakery	2,750 SF
6126	Wells Fargo	3,000 SF	120	Paradise Cafe	1,100 SF
6130	Available	3,710 SF	122	Ronnie Grisanti	3,678 SF
110	Indigo	6,000 SF	124	Bog & Barley	8,752 SF
111	A Fitting Place	6,290 SF	125	Available	9,634 SF
113	20Twelve	1,849 SF	129	Salsa	3,700 SF
114	Available	2,029 SF	131	Available	1,215 SF
115	Eye Spectrum	1,720 SF	146	Oak Hall	17,916 SF
116	Dazzle	1,600 SF	150	Owen Brennan's	9,713 SF