

The Shops at Kirby Gate
 2857 Kirby Parkway / Memphis, TN
 Southeast Submarket



Retail Space for Lease

Property Highlights

- Shadow-anchored by a high performing Kroger owned store
- Excellent visibility from Kirby Parkway
- Great signage identifying the project and ample parking
- Strong co-tenants located in the center, outparcels, and surrounding retail
- Regional One Health is committed and driving demand to the immediate area

Demographics

	1 MI	3 MI	5 MI
Population	11,847	98,898	210,582
Households	5,172	38,206	81,399
Average Income	\$50,528	\$69,252	\$76,137

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Southeast Submarket

Site Plan



THE SHOPS AT KIRBY GATE
USE DIAGRAM
06/29/2015

WFC TOTAL	5.439 ACRES
N.A.P. TOTAL	8.312 ACRES
GRAND TOTAL	13.751 ACRES



ADDRESS	TENANT	LEASE AREA
2857 Kirby Pkwy	Building A (Lot 6)	
101-A	Vacant	4,273
104-A	Farrell-Calhoun Paint Company	2,400
105-A	One Main Financial	1,603
109-A	Swift Staffing	2,004
110-A	All Star Hotwings	1,263
113-A	New China	1,263
115-A	Vacant	1,263
117-A	Vacant	2,004
119-A	Vacant	4,013
Sub-Total Lease Area:		20,145

2809 Kirby Pkwy	Building C (Lot 2)	
101-C	Vacant	1,976
103-C	LaRue's Hair Cutters	1,573
105-C	Vacant	1,984
107-C	Katie's Nails	1,202
109-C	El Toro Loco Mexican Bar & Grill	5,456
111-C	Subway	1,540
112-C	Addeco	3,106
115-C	Crickit Wireless	1,280
116-C	PackMail	1,603
117-C	Hollywood Feed	2,485
Sub-Total Lease Area:		22,205

WFC TOTAL LEASE AREA: 42,350 S.F.
TOTAL PARKING STALLS (RATIO 5.36/1000): 227

USES:	%	SQ. FT.
RETAIL	18.34	7,768
PERSONAL SERVICE	27.62	3,206
FOOD / RESTAURANT	32.05	13,574
BUSINESS OFFICE	4.73	2,004
VACANT	37.30	15,798

USE RESTRICTIONS:
Per the Restrictive Covenant Agreement executed on 02/16/2004, Article V, no fast food hamburger restaurant use is allowed at the Developers parcel (Former Kirby Gate, LLC) - See attachments in Section 2

AVAILABLE

101-A: 4,273	101-C: 1,976	117-A: 2,004
105-A: 1,603	105-C: 1,984	
115-A: 1,263	119-A: 4,013	

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