



Germantown, TN- Market Analysis

Mon. November 11, 2024

	Address	Property	GLA	Major Tenants	Shop Tenants	Quoted Shop Rent	CTI Fees	Occupancy	Available SF	Leasing Contact	Notes
1	Subject Property 7670 Poplar Avenue Germantown, TN 38138	Germantown Village Square	199,080	TJ Maxx, West Clinic, DSW, Old Navy	Palm Beach Tan, Results Physiotherapy, Dinstuhl's Fine Candy, Merle Norman Cosmetics, Germantown Wine & Liquor, AutoZone, Fringe Hair Co., Stifel, A-Great Massage, Crye-Leike, Heartland Dental, ULTA Beauty, Gloss Nail Bar, Rack Room Shoes, Premier Prints, Staks Pancake Kitchen, Marble Slab Creamery, McAlister's Deli, Great Clips, Five Below, Kyuramen, Chase Bank, Verizon		\$ 7.73	96%	7,190	Evan Staley Hendon Properties estaley@hendonproperties.com	
2	1975 Exeter Road Germantown, TN 38138	Germantown Plaza	133,321	Hobby Lobby, Planet Fitness	Stretch Zone, Special Nails, Benjamin Moore Paints, Gulliver's Travel, USA Karate, Los Cabos Mexican Bar & Grill, Deangelis Jewelers, Asian Urban Fusion, Select Medical, Goldfish Swim School, Hand & Stone, Pool Sharks, Legacy Mens Salon, Craze Nutrition, DEMI Blow Dry Bar			90%	12,977	Shawn Massey TSCG 901.334.5702 shawn.massey@tscg.com	
3	7699 W Farmington Blvd Germantown, TN	Germantown Crossing	117,043	Kroger	Fire House Subs, Sport Clips, Specialty Nails, Marcos Pizza, Cycle Bar, Huey's			95%	6,263	Ashley Walker CBRE 901.260.1036	
4	7509 Poplar Avenue Germantown, TN 38138	Saddle Creek	175,154	Lulu Lemon, Apple, Altar'd State, Stoney River, Talbots, Anthropologie	Rise Biscuits & Donuts, Joseph A Bank, See Eyewear, Paper Source, Tecovas, Kendra Scott, Lovesac, Vineyard Vines, UNTUCKIT, Michael Kors, Sephora, Lush, Xfinity, Chico's, Brahmin, J. Jill, Soma, Evereye, Nail Bar & CO., Victoria's Secret, Fabletics, Athleta, White House/Black Market, Banana Republic, Ann Taylor Loft, V/O Med Spa, Pandora, Madewell, Sunglass Hut, Free People, AT&T, Select Comfort, Crumbl, Local Lime, Silo			88%	21,794	Doug Hermann Trademark Properties 817.509.4161	
5	2095 Exeter Road Germantown TN, 38138	Exeter Village	88,525	Dollar Tree, Piccadilly	Firestone, Gift Horse, Jewel Spa & Boutique, The UPS Store, Life Blood, Reflections Salon, Trek, Mantra Indian Grill, PIP Printing, Spoiled Sweet, New Asia, All Star Martial Arts, Jone's Eye Care, ATC Fitness, Quest Diagnostics, Mr. P's Hot Wings, Power's Hardware			100%	-	Michael Lightman Jr. Michael Lightman Realty Co. 901.409.0131 michaeljr@lightmanrealty.com	
6	7850 Poplar Avenue Germantown, TN 38138	Germantown Collection	108,289	Trader Joe's, The Container Store	Tina's Nails, Massage Envy, Baskin Robbins, Blo Dry Bar, Fantastic Sam's, Pure Barre, Magnolia Shop, Smoothie King, Panera Bread, Rock N Dough Pizza, Noodles, The Great Frame Up, Leslie's Pool Supplies, F45 Training, Jimmy Johns, Taziki's Mediterranean Cafe, Subway, Gould's Salon, Nailology, Chicken Salad Chick, Starting Strength, Bluff Cakes			82%	19,749	Kipper Worthington JLL 615.928.5275	
7	9037 Poplar Avenue Germantown, TN 38138	Stonecreek Centre	88,296	Orange Theory Fitness, My Salon Suite, Let it Fly	State Farm, Toasted Yolk, Heavenly Rugs, Integrity Home Medical, Pittman Physical Therapy, Nutrition Hub, Keller Williams, Dunkin Donuts, ORECK, Floorworks, Micco's Snow Cones, FedEx Office, Lenny's Sub Shop, Getman Orthodontics, Ageless Men's Health, Kathy's Nails, Zivel, Grivet Outdoors			100%	-	Jason Polley Stonecreek Investments 901.751.5411 jdp@stonecrestinvestments.com	
8	9155 Poplar Avenue Germantown, TN 38138	Shops of Forest Hill	347,042	Target, Marshalls, JOANN, Sprouts	Cork's Wine and Spirits, A Great Cut, Pella, Crossfit Sopo Germantown, Pigtails and Crewcuts, Gus's Fried Chicken, CI Alterations, Painting with a Twist, Royal Panda Restaurant, Fred Astaire Dance Studios, Soul Fish Café, La Hacienda, Malco Theatres, Mattress Firm, Cavalier Cleaners, Bank of America, The UPS Store, Gould's Salon Spa, Victoria's Nail Salon, Wimpy's Burgers and Fries, Sherwin Williams, Memphis Pool Supply, Hallmark, GNC, VRF Eye Specialty Group, Farm Bureau Insurance, Gracie Blue Yogurt, Snowa Bingsoo & Cake, Blue Honey Bistro, Hollie Winter Jewelry, Rock N Roll Sushi, Salad Station, The Nail Bar, Eggs Up Grill, Hotworx Yoga, Kiser's Floor Fashions, Mellow Mushroom, Sanitas, Wendy's			95%	15,793	Jon Isbell TSCG 901.334.5706 jon.isbell@tscg.com	
9	7706 Winchester Road Memphis, TN 38125	Centennial Commons	492,674	JCPenney, Dick's Sporting Goods, Ollie's, Marshalls	Turn Her Style, Dollar Tree, Adspresions, Boot Barn, Popsheff			96%	20,080	Michael Lightman Jr. Michael Lightman Realty Co. 901.409.0131 michaeljr@lightmanrealty.com	

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10	3499 Riverdale Road Memphis, TN 38115	Cross Creek	360,180	Ross, Milano Menswear, Fun City	Nicole Beauty Supply, GNC, Shoe Show, Lenny's Sub Shop, Veteran Security Group, Gold & Diamonds, Hair Maxx 10.1 Nails, dd's Discounts, Five Below, American Tuxedo, Cato, Fazoli's(available soon), JR Fish & Chicken, Liberty Bank			79%	77,268	Shawn Massey TSCG 901.334.5702 shawn.massey@tscg.com	Home Depot anchored (NAP)
11	7110 Winchester Road Memphis, TN 38125	Market at Riverdale Bend	157,695	Habitat for Humanity, Goodwill, Planet Fitness	Baskin Robbins, Betaway Remote, Crazy Deals, Octapharma,			100%	-	Jude Crayton Coastal Equities 954.208.2408 jude@coastalequities.com	
12	7771 Winchester Road Memphis, TN 38125	Centennial Place	127,370	Burlington, Club 4 Fitness	Sweet Home, Beauty Trendz			100%	-	Michael Lightman Jr. Michael Lightman Realty Co. 901.409.0131 michaeljr@lightmanrealty.com	At Home (NAP)
13	5350 Poplar Avenue Memphis, TN 38119	Centennial Crossing	44,374	Costco, Lowe's, Ashley Homestore, PetSmart (All NAP)	Southwind Fish, CosmoProf, Dana Home Furnishings, Chase Bank, Starbucks			76%	10,612	James McCraw Avison Young 901.590.9997 james.mccraw@avisonyoung.com	
14	7706 Winchester Road Memphis, TN 38125	Shoppes of Centennial	52,363	T-Mobile, Banfield Pet Hospital	Wingstop, Visionworks, Menchie's, Tropical Smoothie Café, ZamZamz Mediterranean Grill			100%	-	Michael Lightman Jr. Michael Lightman Realty Co. 901.409.0131 michaeljr@lightmanrealty.com	Outparcel fronting Centennial Commons
15	7948 Winchester Road Memphis, TN 38125	Winchester Commons	93,077	Kroger	VSL Nail Spa, JR Fish and Chicken, Golden Beauty, Sumo Japanses Restaurant, Perfect Eyebrows & Spa, Papa Johns, East End Grill, US Postal Service, Kabob G, Wine Cellar, Vaporwize	\$ 24.00	\$ 6.00	98%	2,053	Blake Beaver Kite Realty Group 317.713.5640 bbeaver@kiterealty.com	Generally quoting \$30/sf NNN Expect shop rents to grow
16	5821 Poplar Avenue Memphis, TN 38119	Ridgeway Trace	168,816	Best Buy, REI, PetSmart, Edwin Watts Golf	Carter's, The Good Feet Store, Milan Laser Hair Removal, Buster's, Lane Bryant, Hotworx, America's Best Contacts & Eyeglasses, Manpower Stuffing, Le's Nails & Spa, Red Koi Japanese, J. Crew Factory, Tous Les Jous, Visionworks, Lao Sze Chuan, Chipotle, Sport Clips, Kami Ramen Bar, Pure Green, Bath & Body Works, Red Pier Cajun Seafood, Panda Express, The Joint Chiropractic, Smoothie King, Kay Jewelers			97%	4,511	Jon Isbell TSCG 901.334.5706 jon.isbell@tscg.com	Target Anchored (NAP)
17	5048 Park Avenue Memphis, TN 38117	Eastgate Center	382,843	Burlington, Crunch, The Fresh Market, Five Below, Dollar Tree, TJ Maxx, Michaels	Firestone, Volunteer Martini Club, Spendid Nails, 901 Hotspot & Korean BBQ, Optical Outlet, Eastgate Cleaners, Fast Signs, Plato's Closet, Little Caesars Pizza, My Salon Suite, Firehouse Subs, Sally Beauty, Gold Diamonds & Gifts, Ricki's Cookie Corner, Poodle Palace, Eastgate Animal Clinic, Rack Room Shoes, Ashley Stewart, Spa Nails, DXL, Bojangles, Perkins Restaurant, Sushi Kingdom, Gloss Nail Bar, Eyeglass World, Verizon			98%	8,984	Jon Isbell TSCG 901.334.5706 jon.isbell@tscg.com	Home Depot (NAP)
AVERAGE			184,479			\$ 24.00	\$ 6.87	94%	17,273		