

HICKORY RIDGE SHOPPING CENTER

6305 WINCHESTER ROAD/RIDGEWAY ROAD
SHELBY MEMPHIS, TENNESSEE 30350



SAFEGWAY
GROUP, INC.

CURRENT SPACES AVAILABLE FOR LEASE

BRANDI JORDAN

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SUITE #

SQUARE FOOTAGE

110-3679

30,170

110-6245

3,200

110-3745

58,771



HICKORY RIDGE SHOPPING CENTER

PROPERTY DETAIL

| | | | |
|-------------------|---------------------------|---------------|-----------------------|
| ADDRESS | 6305 WINCHESTER ROAD | CBSA | MEMPHIS, TN-MS-AR |
| SUBDIVISION NAME | P/P HICKORY RIDGE COMM P1 | APN/PARCEL ID | 09-3500-0-0390 |
| LEGAL DESCRIPTION | REAL PROPERTY | LAND USE | STRIP SHOPPING CENTER |
| COUNTY | SHELBY | ZONING | X |
| STATE | TENNESSEE | FLOOD ZONE | 47157C0465F |
| SUBMARKET | SOUTHEAST | LOT SIZE | 25.455 |
| MARKET | MEMPHIS | TOTAL SQ FT | 264,174 |

DEMOGRAPHICS REPORT

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------|----------|-----------|-----------|
| 2022 TOTAL POPULATION | 16,390 | 92,763 | 193,365 |
| 2027 POPULATION | 16,402 | 91,980 | 192,891 |
| POPULATION GROWTH | +0.07% | -0.84% | -0.25% |
| AVERAGE AGE | 34 | 36 | 37 |
| 2022 TOTAL HOUSEHOLDS | 6,649 | 34,398 | 73,706 |
| HH GROWTH 2022-2027 | +0.14% | -0.79% | -0.28% |
| MEDIAN HH INCOME | \$32,692 | \$44,682 | \$54,857 |
| AVERAGE HH SIZE | 2.50 | 2.70 | 2.60 |
| 2022 AVG HH VEHICLES | 1.00 | 2.00 | 2.00 |
| MEDIAN HOME VALUE | \$90,772 | \$132,248 | \$172,714 |
| MEDIAN YEAR BUILT | 1983 | 1981 | 1980 |