

## Gateway Shopping Center

Jackson Avenue @ Macon · Memphis, TN 38122



- 185,000 SqFt of Retail Space
- Located on Jackson Ave. at Macon Rd.
- Five minute drive from I-40
- 3mile Pop.: 84,315; 3mile HH Income: \$54,548

Located on Jackson Avenue at Macon Road, with traffic counts of 23,800, Gateway Shopping Center is prime for flagging the North Memphis shopper. As well as its prime location and five-minute drive from I-40, the Gateway Shopping Center is just east of thousands of employees and within a five-mile radius of 245,667 people with an average household income of \$54,599.

## Market Information

Memphis, Tennessee is located near the geographic center of the country and has become known as "America's Distribution Center" through its superior distribution, logistics and transportation infrastructure. The Memphis International Airport is the world's busiest cargo airport, with 15 cargo airlines. Because of its river crossing, Memphis is a gateway city that plays a major role in national rail transportation with five Class I railroads converging in Memphis. The Port of Memphis located south of downtown is the second largest inland port on the Mississippi River and the fourth busiest in the country.

Over one million residents live in the Memphis area and over 8 million domestic and international visitors come to Memphis each year. Major areas of employment include distribution, financial services, healthcare, and retail. The international headquarters of FedEx employs 30,000 people in the region, more than any other single business. Additionally, the NBA Memphis Grizzlies were established in 2002 and recently opened their new stadium, the FedExForum.

In addition to its superior infrastructure, Memphis is recognized for its vibrant and growing downtown. Memphis is known for its music that is a mixture of blues, rock and roll, R & B, and gospel that creates an infectious blend of soul and sensation unique to the city. Many music festivals are held each year, including the Memphis in May Beale Street Music Festival which brings people from all over the world to the Bluff City.

### MEMPHIS

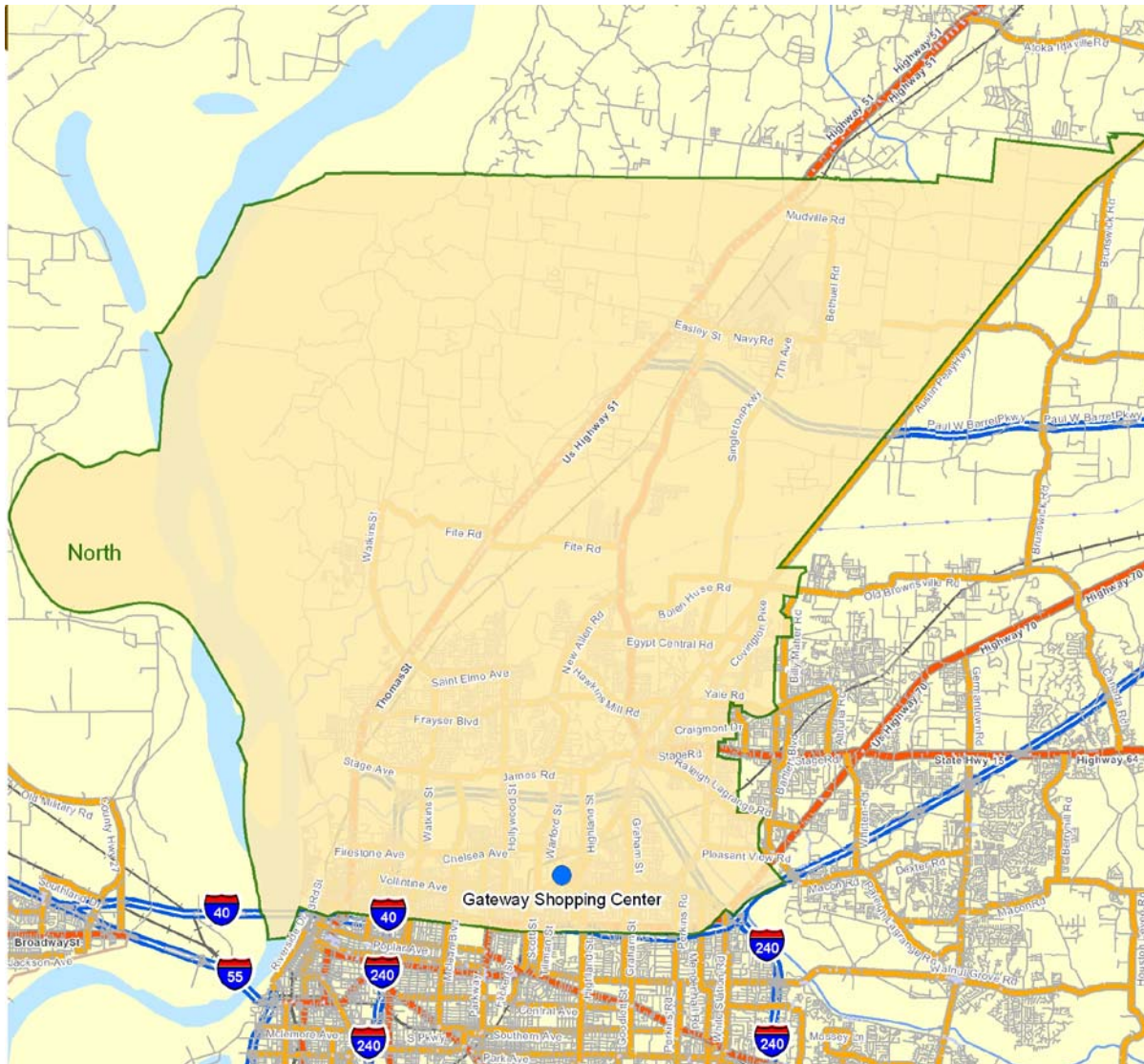




### SubMarket Information

MEMPHIS · NORTH · RETAIL

Contains all properties located East of the Mississippi River, West of the Bartlett City limit and Austin Peay Highway, North of Summer/North Parkway and South of the Shelby County line.





## Gateway Shopping Center

Jackson Avenue @ Macon · Memphis, TN 38122



### Available Units

<u>BUILDING</u>	<u>UNIT</u>	<u>TOTAL RENTABLE</u>	<u>USE TYPE</u>
3264 Jackson Avenue	A090	2,538 ( SF )	RETAIL
3266 Jackson Avenue	A100	1,200 ( SF )	RETAIL



## Gateway Shopping Center

Jackson Avenue @ Macon · Memphis, TN 38122



### UNIT INFORMATION

**Unit ID:** A090

**Address:** 3264 Jackson Avenue Memphis, TN 38122

**Unit Area:** 2,538 Square Feet Available

#### ● Exterior Walls:

Min. Width :

Min. Height:

Material: Masonry / Brick

#### ● Loading:

# Loading Docks - 0

# Drive-In Doors - 0

#### ● Floors:

Thickness: 0"

Concrete

#### ● Clear Heights:

Min. Heights: 10'

9'10" drop ceiling

#### ● Fire Suppression:

Type: Wet

#### ● Column Spacing:

Spacing: x

#### ● HVAC:

Type: RTU

#### ● Roofing System:

Material: Modified Bitumen

Built up

#### ● Lighting:

Type: Fluorescent

#### ● Parking Area:

Available from Asset Management Services

#### ● Electrical:

Available from Asset Management Services



## Gateway Shopping Center

Jackson Avenue @ Macon · Memphis, TN 38122



### UNIT INFORMATION

**Unit ID:** A100

**Address:** 3266 Jackson Avenue Memphis, TN 38122

**Unit Area:** 1,200 Square Feet Available

#### ● Exterior Walls:

Material: Masonry

#### ● Loading:

Available from Asset Management Services

# Drive-In Doors - 0

#### ● Floors:

Concrete

#### ● Clear Heights:

Available from Asset Management Services

#### ● Fire Suppression:

Type: Wet

#### ● Column Spacing:

Available from Asset Management Services

#### ● HVAC:

Type: RTU

#### ● Roofing System:

Material: Modified Bitumen

Built up

#### ● Lighting:

Type: Fluorescent

#### ● Parking Area:

Available from Asset Management Services

#### ● Electrical:

Available from Asset Management Services