

Elvis Presley Blvd @ Raines Road · Memphis, TN 38116



South Plaza is an expansive strip shopping center, strategically located at the northwest corner of Elvis Presley Boulevard (U.S. Highway 51) and Raines Road. Traffic counts exceed 31,164 daily and the shopping center is one mile south of Graceland, one of the country's hottest tourist attractions. The center has approximately 300,000 square feet of leasable space with frontage along Elvis Presley Boulevard and is within a 5 mile radius of 163,913 people. Take advantage of this great retailing opportunity by joining stores such as Rose's, Nike Clearance Center, and Piggly Wiggly.

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



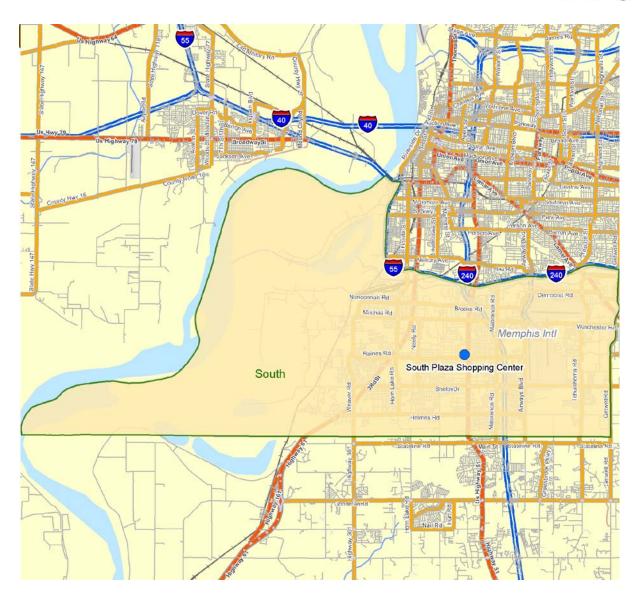


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SubMarket Information

MEMPHIS · SOUTH · RETAIL

Contains all properties located East of the Shelby County line, West of Getwell Road, North of the Shelby County line, and South of I-55 and the Southern portion of I-240.





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Available Units

BUILDING 4075 Elvis Presley Blvd.	<u>UNIT</u> B040	TOTAL RENTABLE 71,489 (SF)	<u>USE TYPE</u> RETAIL
4108 S. Plaza Drive	D040	900 (SF)	RETAIL
4122-4128 S. Plaza Drive	D110	6,826 (SF)	RETAIL

901-260-7348 www.belz.com 100 Peabody Place, Suite 1400 Memphis, TN 38103



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UNIT INFORMATION

Unit ID: B040
Address: 4075 Elvis Presley Blvd. Memphis, TN 38116
Unit Area: 71,489 Square Feet Available

• Exterior Walls:

Material: Masonry



• Loading:

Available from Asset Management Services # Drive-In Doors - 4

• Floors:

Concrete

• Clear Heights:

Available from Asset Management Services

• Column Spacing:

Available from Asset Management Services

• Fire Suppression:

Type: Wet

• HVAC: Type: RTU

• Roofing System:

Material: Fiberglass Built up

• Lighting: Type: Fluorescent

• Parking Area:

Available from Asset Management Services

• Electrical:

Available from Asset Management Services



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UNIT INFORMATION

Unit ID:D040Address:4108 S. Plaza Drive Memphis, TN 38116Unit Area:900 Square Feet Available

• Exterior Walls:

Material: Masonry



• Loading:

Available from Asset Management Services # Drive-In Doors - 0

• Floors:

Concrete

• Clear Heights:

Min. Heights: 12'

• Column Spacing:

Available from Asset Management Services

• Roofing System:

Material: Fiberglass Built up

• Fire Suppression: Type: NO

• HVAC: Type: RTU

• Lighting: Type: Fluorescent

• Parking Area:

Available from Asset Management Services

• Electrical:

Available from Asset Management Services



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UNIT INFORMATION

Unit ID: D110Address: 4122-4128 S. Plaza Drive Memphis, TN 38116Unit Area: 6,826 Square Feet Available

• Exterior Walls:

Material: Masonry



• Loading:

Available from Asset Management Services # Drive-In Doors - 0

• Floors:

Concrete

• Clear Heights:

Min. Heights: 12'

• Column Spacing:

Available from Asset Management Services

• Roofing System:

Material: Fiberglass Built up

• Fire Suppression: Type: NO

• HVAC: Type: RTU

• Lighting: Type: Fluorescent

• Parking Area:

Available from Asset Management Services

• Electrical:

Available from Asset Management Services