



Shoppes at Misty Bay

9755 HWY 64, MEMPHIS, TN 38002

The Shoppes at Misty Bay is an 8,400 SF retail project located on the south side of Highway 64, approximately 1/4 mile west of Houston Levee Road in Memphis, Tennessee. This retail center is positioned in a growing retail trade area that also serves the affluent and fast growing populations of Lakeland, Arlington, Eads and greater north-eastern Shelby County. The surrounding area also boasts an average household income of over \$90,000 annually.

Ingress and egress at the Shoppes is excellent with direct access to both Highway 64 and Misty Bay Drive. Area retail and restaurants include Sprouts, Kroger, Tractor Supply, CVS, Walgreens, LA Fitness, Leslie's Pool Supply, Autozone, Dollar General, Advance Auto Parts, Sonic, Taco Bell, Marco's Pizza, Little Ceasar's and Starbucks Coffee.

GLA: 8,400 SF
RATE: \$19.50 PSF
NNN: \$8.39 PSF
TENANTS: FedTrust Credit Union,
 Nail Art, Laser Aesthetics

TRAFFIC COUNTS:

Highway 64	46,000 VPD
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DEMOGRAPHICS:

	Population	Avg Income
1 Mile	8,417	\$89,843
3 Miles	39,603	\$97,833
5 Miles	90,093	\$92,390



