



LEASE

GERMANTOWN SQUARE

1245 N. Germantown Pkwy.

Suite 102 and 120

Cordova, TN 38016

AVAILABLE

Suite 102: 17,000 +- SF

Suite 120: 9,230 +- SF End Cap Space

Germantown Square is offering an amazing opportunity for a fitness franchise to enter the market with a turn-key space. This 17,000 +- square foot space along the desirable Germantown Pkwy is a former fitness center ready for a new business. The existing improvements make it easy to get started, and the location is ideal for attracting customers. With plenty of room, this space is perfect for any fitness franchise looking to make an impact in the area. The Germantown Square location offers easy access to Germantown Pkwy, as well as plenty of parking for customers. The space is also ideal for other gym type businesses or open Retail.

- The 9,230 +- SF End Cap space has great access and visibility, drive-thru, open floor plan, high drop ceilings. Install restrooms and flooring and open for business. Many Uses – Retail, Furniture, Hardware, Dine In Restaurant, Other.

Highlights:

- Great Location
- Turnkey Fitness Space
- Open Floor Plan
- Large Restrooms
- Front Offices
- High Ceilings
- Abundance of Parking
- Open Retail or Gym User
- Attractive Rent and Terms

Rental Rate:

Contact Agent

Rental Area:

Suite 102: 17,000 +- SF

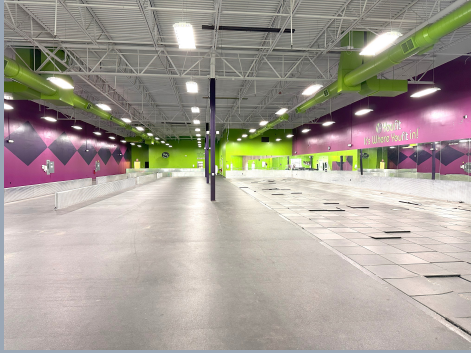
Suite 120: 9,230 +- SF End Cap Space

Contact:

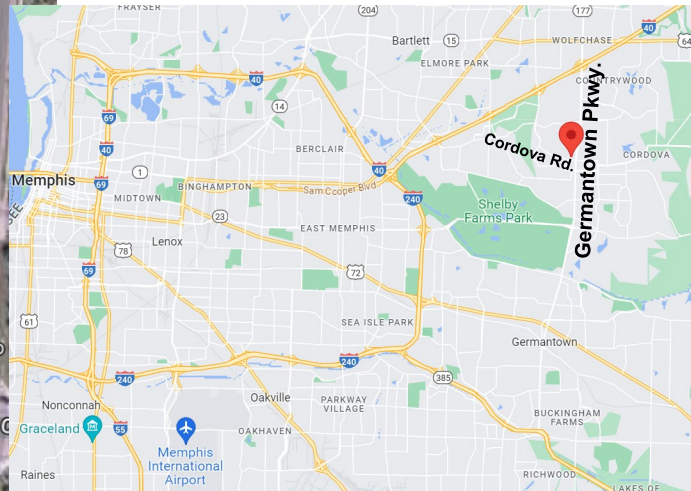
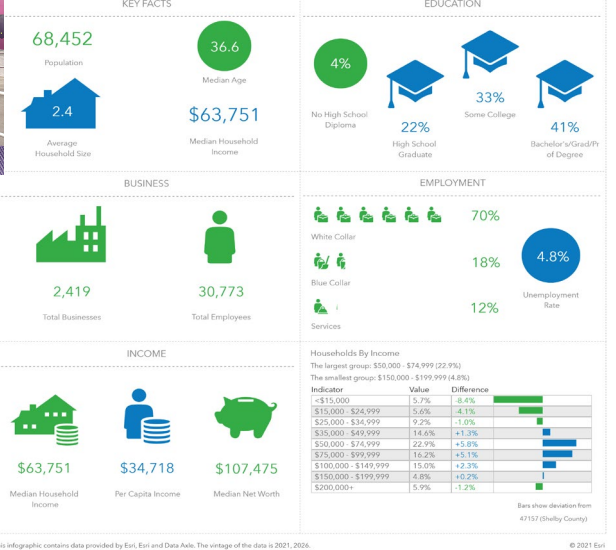
662-265-3633

JOSH HOLCOMBE

josh@hcirealty.com



3 Mile Demographic Profile



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Contact:
662-265-3633

JOSH HOLCOMBE
josh@hcirealty.com

hcirealty.com