



MENDENHALL COMMONS

S Mendehall Rd at Sanderlin Ave, Memphis, TN

Mendenhall Commons is conveniently located in the heart of East Memphis in a highly populated, high income residential area. This center offers convenient access to Poplar Avenue, Memphis' busiest street. The surrounding area is inundated with Memphis' most recognized hospitals, restaurants and private schools.

**WEINGARTEN
REALTY®**

PROPERTY SIZE 88,108 SQ. FT.

LAT/LONG 35.11635 N, -89.89421 W

TRAFFIC COUNTS S MENDEHALL RD & SANDERLIN AVE. - 28,189

CONTACT

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TENANTS LIST

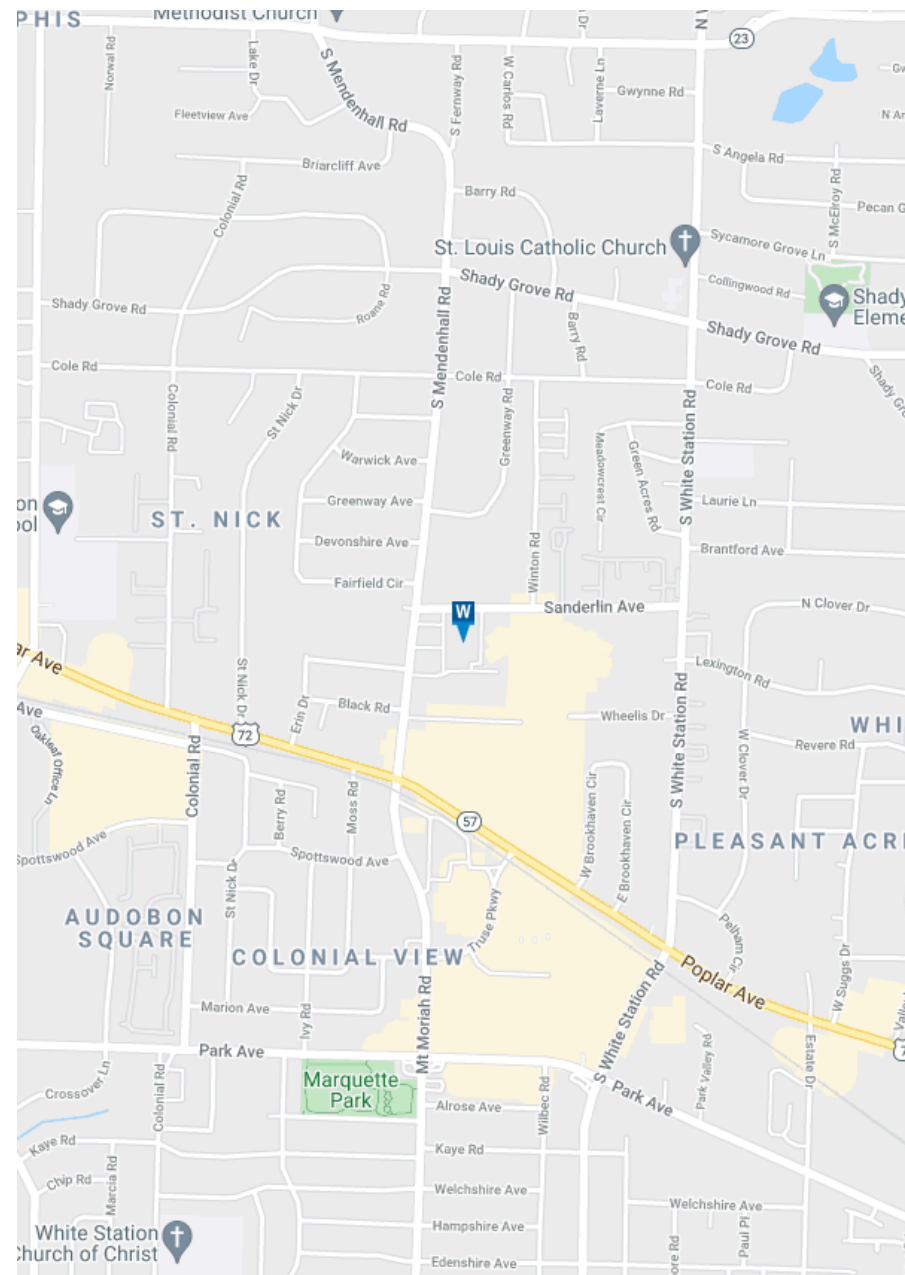
A0A	Village Frame & Art	1,100 SF
A0C	Lucchesi's Pasta Company	2,800 SF
A0E	Diet Center	1,100 SF
A0F	Diva Nails & Spa	1,933 SF
A0H	Diva Hair	1,200 SF
A0J	Mathnasium	1,125 SF
A0K	Adeli Designs	1,125 SF
A0M	Taziki's Mediterranean Cafe	3,040 SF
B0K	Kroger Grocer	74,685 SF

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

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Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	8,404	29,424	77,136	240,725
Average Household Income	\$122,266	\$124,921	\$101,609	\$73,104
Population Trends				
2000 Population	8,739	29,457	75,276	246,734
2010 Population	8,542	29,427	75,955	240,709
2020 Population	8,404	29,424	77,136	240,725
2025 Population	8,376	29,334	77,257	240,379
Absolute Growth 2010 to 2020'	-1.61%	-0.01%	1.55%	0.01%
Projected Growth 2020 to 2025'	-0.34%	-0.3%	0.16%	-0.14%
Race & Ethnicity				
% White	90.45%	86.03%	68%	41.07%
% Black	4.17%	7.21%	20.56%	45.44%
% Asian	1.74%	2.27%	2.38%	1.93%
% Other	1.26%	1.38%	1.69%	1.53%
% Hispanic	2.38%	3.12%	7.36%	10.04%
Income & Education				
Median Household Income	77,132	81,053	61,061	44,155
Average Household Income	\$122,266	\$124,921	\$101,609	\$73,104
% College Graduates	65.27%	64.18%	51.5%	35.16%
Age				
Median Age	45.1	42.1	38.2	36.1
% Age < 18	19.79%	21.44%	22.01%	24.1%
% Age 65 +	23.55%	20.2%	16.87%	14.03%
Households & Housing				
Households	4,009	13,285	32,804	94,373
Average Household Size	2.08	2.2	2.28	2.46
Median Housing Value	\$262,778	\$254,185	\$214,290	\$151,662
% Owner Occupied Housing	74.49%	72.82%	60.42%	47.8%
% Renter Occupied Housing	19.29%	20.38%	31.27%	39.49%
% Vacant Housing	6.22%	6.8%	8.32%	12.71%
Workplace & Workers				
Number of Businesses	1,119	1,865	3,779	7,781
% White Collar	80.04%	79.62%	69.71%	58.1%
% Blue Collar	19.96%	20.38%	30.29%	41.9%



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