



## RIDGEWAY TRACE CENTER

Poplar Ave at I-240, Memphis, TN

**WEINGARTEN  
REALTY**

Ridgeway Trace is strategically located at the SEC of Poplar Ave, Memphis' busiest street, and I-240. Anchored by Target, Best Buy, PetSmart, and REI, this center serves the well-established, affluent East Memphis and Germantown trade areas.

**PROPERTY SIZE** 168,816 SQ. FT.

**LAT/LONG** 35.10112 N, -89.86521 W

**TRAFFIC COUNTS** POPLAR AVE & I-240 - 186,775

### CONTACT

#### Shannon Mullinax

Leasing Agent  
p 770.618.1082  
smullinax@weingarten.com

#### Lori Walker

Property Manager  
p 770.618.1086  
lwalker@weingarten.com

TENANTS LIST

A0A	REI	23,000 SF
A0B	PetSmart	18,325 SF
A0C	Carter	4,100 SF
A0E	The Good Feet Store	1,002 SF
A0F	Milan Laser Hair Removal	1,620 SF
A0H	Available	18,000 SF
A0N	Edwin Watts Golf Shops	11,000 SF
B0A	Available	4,511 SF
B0K	Lane Bryant	4,500 SF
B0M	Hotworx	2,268 SF
B0P	America's Best Contacts	4,000 SF
B0R	Manpower Staffing	1,495 SF
B0S	Pro Nails	1,495 SF
B0T	Japanese Restaurant	3,000 SF
C0A	Available	3,750 SF
C0D	Eye Masters	3,500 SF
C0F	Genghis Grill	4,000 SF
D0A	Best Buy	30,000 SF
E0A	Chipotle Mexican Grill	2,400 SF
E0C	Sport Clips	1,125 SF
E0D	Kami Ramen Bar	1,725 SF
E0E	Available	1,500 SF
E0F	Available	4,500 SF
R0B	Red Hook Cajun Seafood	6,500 SF
R0E	Available	5,000 SF
R1A	Panda Express	1,800 SF
R3A	The Joint Chiropractic	1,100 SF
R5A	Smoothie King	1,600 SF
R7A	Kay Jewelers	2,000 SF
1	Target	0 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.

Shannon Mullinax  
www.weingarten.com

smullinax@weingarten.com  
770.618.1082

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	7,559	31,574	75,193	226,851
Average Household Income	\$136,823	\$117,010	\$101,259	\$80,321
<b>Population Trends</b>				
2000 Population	8,352	31,405	74,257	223,943
2010 Population	7,308	30,554	73,472	224,502
2020 Population	7,559	31,574	75,193	226,851
2025 Population	7,636	31,854	75,513	227,501
Absolute Growth 2010 to 2020'	3.43%	3.34%	2.34%	1.05%
Projected Growth 2020 to 2025'	1.02%	0.89%	0.43%	0.29%
<b>Race &amp; Ethnicity</b>				
% White	74.08%	75.96%	60.23%	44.24%
% Black	20.1%	17.29%	31.13%	43.11%
% Asian	2.6%	2.54%	2.35%	2.41%
% Other	1%	1.2%	1.27%	1.58%
% Hispanic	2.22%	3.01%	5.01%	8.65%
<b>Income &amp; Education</b>				
Median Household Income	78,354	73,106	62,680	51,176
Average Household Income	\$136,823	\$117,010	\$101,259	\$80,321
% College Graduates	61.93%	59.35%	52.41%	40.29%
<b>Age</b>				
Median Age	43.6	42.1	39.5	36.4
% Age < 18	19.76%	20.54%	22.53%	23.68%
% Age 65 +	23.91%	21.9%	18.42%	14.28%
<b>Households &amp; Housing</b>				
Households	3,327	14,235	32,444	89,469
Average Household Size	2.2	2.2	2.31	2.45
Median Housing Value	\$369,269	\$267,582	\$231,092	\$186,161
% Owner Occupied Housing	56.95%	63.55%	58.85%	50.74%
% Renter Occupied Housing	34.24%	29.68%	32.84%	38.59%
% Vacant Housing	8.81%	6.77%	8.31%	10.67%
<b>Workplace &amp; Workers</b>				
Number of Businesses	1,219	2,588	3,922	7,979
% White Collar	80.08%	77.4%	69.76%	61.42%
% Blue Collar	19.92%	22.6%	30.24%	38.58%



Shannon Mullinax  
www.weingarten.com

smullinax@weingarten.com  
770.618.1082