



## THE COMMONS AT DEXTER LAKE

N Germantown Pkwy at Dexter Rd, Memphis, TN

**WEINGARTEN  
REALTY®**

An exquisite property, The Commons at Dexter Lake was created for shoppers from surrounding high-income homes. Situated just 1.5 miles south of Wolfchase Mall on Germantown Parkway, this shopping center features several major retailers such as Kroger, HomeGoods, Marshalls, and Tuesday Morning.

**PROPERTY SIZE** 228,796 SQ. FT.

**LAT/LONG** 35.17104 N, -89.79474 W

**TRAFFIC COUNTS** N GERMANTOWN PKWY & DEXTER RD - 62,535

### 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

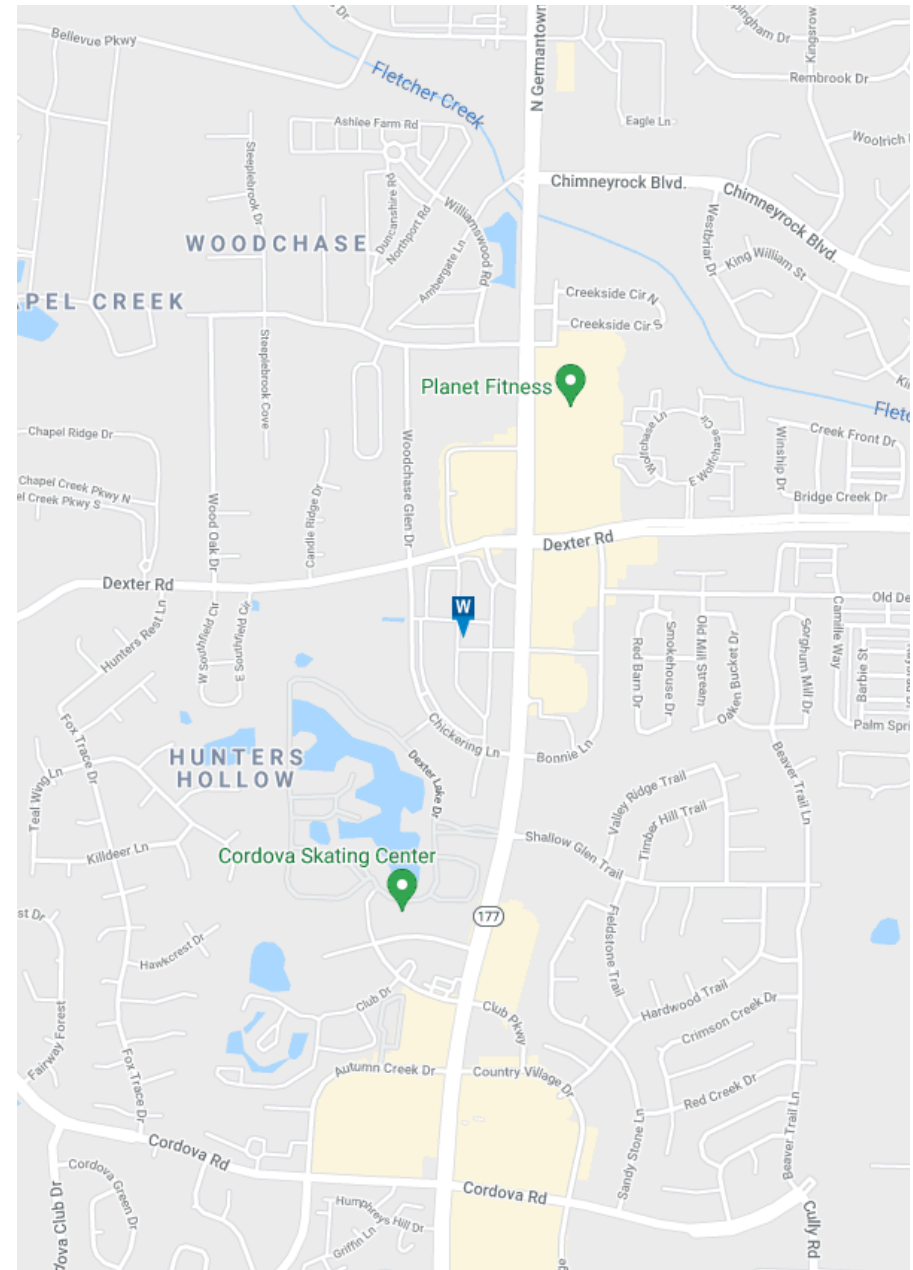
A0A	MyEyeDr.	2,400 SF
A0D	Wingstop	1,446 SF
A0F	GNC	1,600 SF
A0G	Special Nails	1,167 SF
A0K	My Salon Suites	5,760 SF
A0M	Poke World	1,333 SF
A0P	iPop	1,393 SF
A0R	Styling Castle	1,600 SF
BOA	HomeGoods	24,000 SF
COA	Tuesday Morning	16,277 SF
<b>DOA</b>	<b>Available</b>	<b>36,000 SF</b>
DOK	Kroger Grocer	69,300 SF
E0A	Great Clips	1,407 SF
E0C	Liquor	2,057 SF
E0F	Grand Slam Trophies	1,218 SF
F0A	Marshalls	30,000 SF
F0D	Rack Room Shoes	6,050 SF
F0E	Sleep Station	2,750 SF
F0G	Clothes Mentor	4,940 SF
F0J	Bombay House	3,000 SF
<b>F0K</b>	<b>Available</b>	<b>2,924 SF</b>
F0M	Honey Baked Ham	2,710 SF
F0N	Lany's Nails	1,200 SF
<b>F0P</b>	<b>Available</b>	<b>1,600 SF</b>
F0S	ABC Behavioral Therapy	5,000 SF
F0U	China Wok	1,364 SF
R02	Kroger Fuel Station	300 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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www.weingarten.com

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Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	11,217	38,388	74,890	161,574
Average Household Income	\$72,313	\$81,876	\$75,778	\$84,969
<b>Population Trends</b>				
2000 Population	9,366	30,379	58,073	127,219
2010 Population	11,311	37,006	71,729	154,339
2020 Population	11,217	38,388	74,890	161,574
2025 Population	11,603	39,396	76,552	164,508
Absolute Growth 2010 to 2020'	-0.83%	3.73%	4.41%	4.69%
Projected Growth 2020 to 2025'	3.44%	2.63%	2.22%	1.82%
<b>Race &amp; Ethnicity</b>				
% White	50.77%	53.94%	52.28%	58.43%
% Black	37.42%	33.1%	32.84%	29.37%
% Asian	4.66%	4.41%	4.14%	3.88%
% Other	2.46%	2.7%	2.61%	1.98%
% Hispanic	4.7%	5.85%	8.14%	6.34%
<b>Income &amp; Education</b>				
Median Household Income	56,797	64,687	61,161	65,834
Average Household Income	\$72,313	\$81,876	\$75,778	\$84,969
% College Graduates	41.55%	44.35%	42.7%	44.28%
<b>Age</b>				
Median Age	36.8	38.5	37.4	38.2
% Age < 18	26.29%	23.99%	25.1%	22.76%
% Age 65 +	12.8%	14.95%	12.96%	14.52%
<b>Households &amp; Housing</b>				
Households	5,100	15,876	30,372	62,054
Average Household Size	2.19	2.4	2.45	2.51
Median Housing Value	\$192,680	\$198,596	\$187,187	\$205,357
% Owner Occupied Housing	42.98%	60.53%	58.8%	63.63%
% Renter Occupied Housing	50.91%	33.62%	35.59%	30.83%
% Vacant Housing	6.11%	5.85%	5.6%	5.53%
<b>Workplace &amp; Workers</b>				
Number of Businesses	256	1,066	2,294	4,373
% White Collar	61.67%	65.15%	63.96%	66.88%
% Blue Collar	38.33%	34.85%	36.04%	33.12%



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