

# FOR LEASE

# GATOR SHELBY SQUARE

INVESTMENTS 6990 SHELBY DRIVE | MEMPHIS, TN 38125



## PROPERTY OVERVIEW

- Anchored by Walmart Neighborhood Market, Roses, Rainbow & Hibbett Sports
- GLA of +/- 145,073 SF

## LOCATION OVERVIEW

- Located in SE Memphis, just north of the Mississippi state line
- Intersection: East Shelby Drive & Riverdale Road
- Shelby County
- Traffic Count: 31,000 AADT

[www.GatorInvestments.com](http://www.GatorInvestments.com)

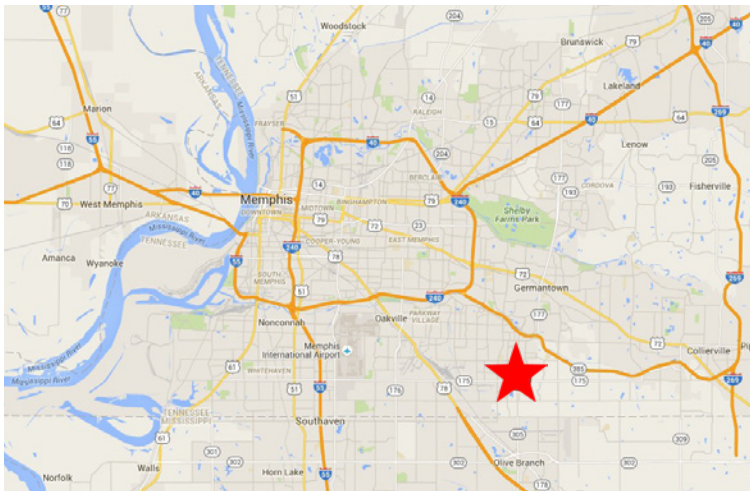
7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016  
James A. Goldsmith, Lic. Real Estate Broker

**LEASING INFO: 877.459.9605**

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## DEMOGRAPHICS

• 2021

**6990 SHELBY DRIVE  
MEMPHIS, TN 38125**

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	14,286	88,207	169,295
AVG. HH INCOME	\$78,537	\$69,371	\$83,602
AVG. AGE	35	34	35

**SPACE AVAILABLE**



Owned and Operated By A  
**GATOR**  
Affiliated Company

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