

GLENEAGLES COURT

MEMPHIS, TENNESSEE

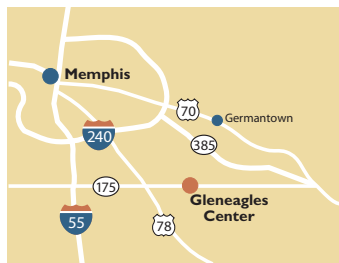


SIZE

119,416 square feet

MAJOR TENANTS

Kroger



LOCATION

4780 Riverdale Road | Memphis, Tennessee 38141

PROPERTY HIGHLIGHTS

- Population exceeds 159,300 in a 5-mile radius with average household income of \$67,250
- Located at the corner of Riverdale Road and Shelby Drive in a growing area
- 26,275 AADT on Shelby Drive

LEASING CONTACTS

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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY

GLENEAGLES COURT

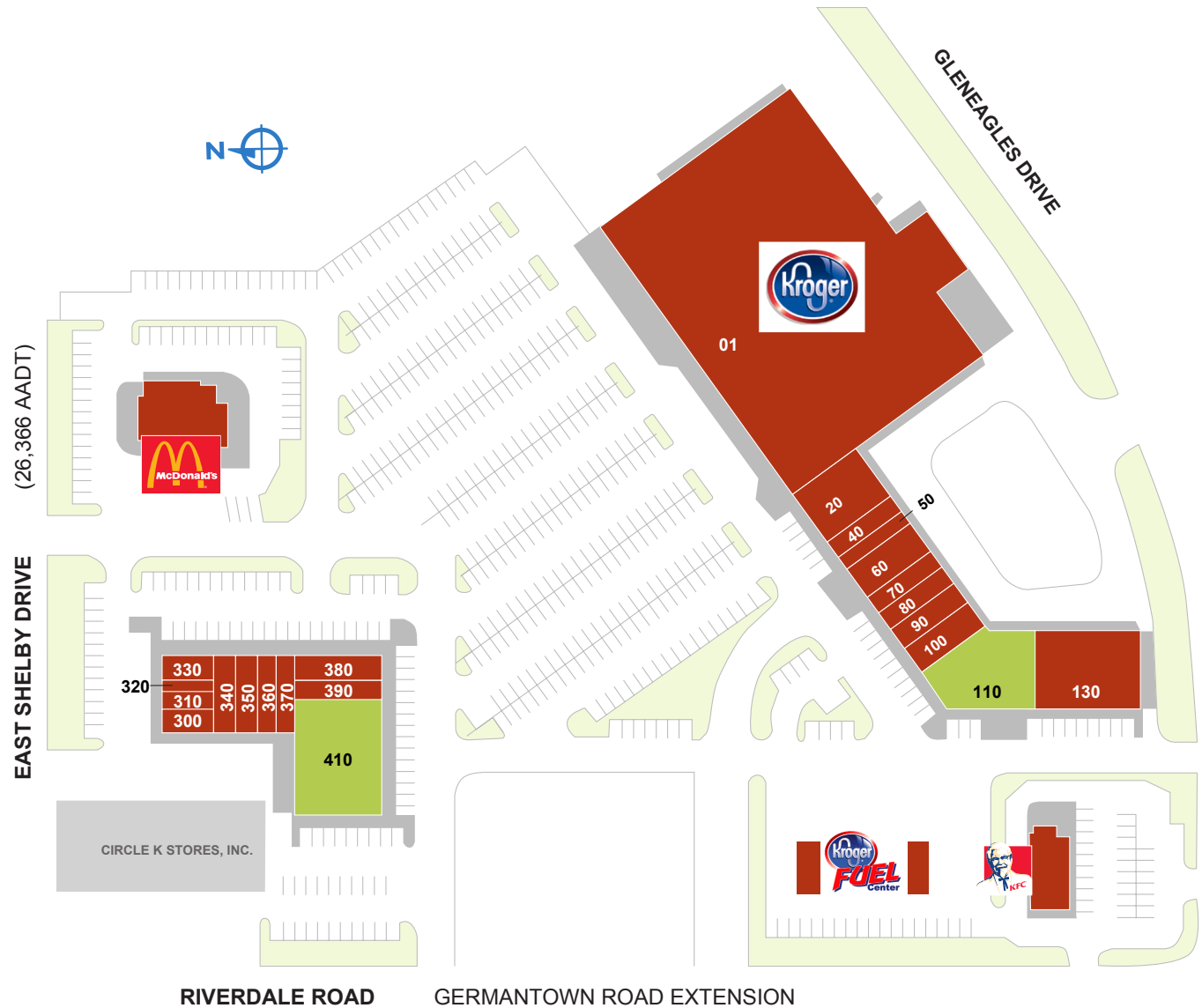
4780 RIVERDALE RD | MEMPHIS, TN 38141

SPACE	TENANT	SQ. FT.
1	Kroger	63,986
20	Rainbow Apparel	3,780
40	Splendid Nails	1,200
50	Cricket	1,015
60	Linda Marshall Makeover Studio	2,100
70	Memphis Postal Center	1,250
80	Boost Mobile	1,375
90	Fish Fil-A	1,540
100	China House	2,000
110	AVAILABLE	5,523
130	Da Zone	6,530
300	Subway	1,200
310	Metro PCS	900
320	Cash Mart	840
330	Little Caesars	1,200
340	Paradigm Dental Center	1,400
350	Arch2Arch	1,500
360	Farmers Insurance	1,217
370	MY NP!!!	1,300
380	Signature Barber	1,400
390	Salon-derful	1,400
410	AVAILABLE	7,400
O-1	KFC	4,800
O-2	McDonald's	4,560

TOTAL SQ. FT. 119,416

SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others



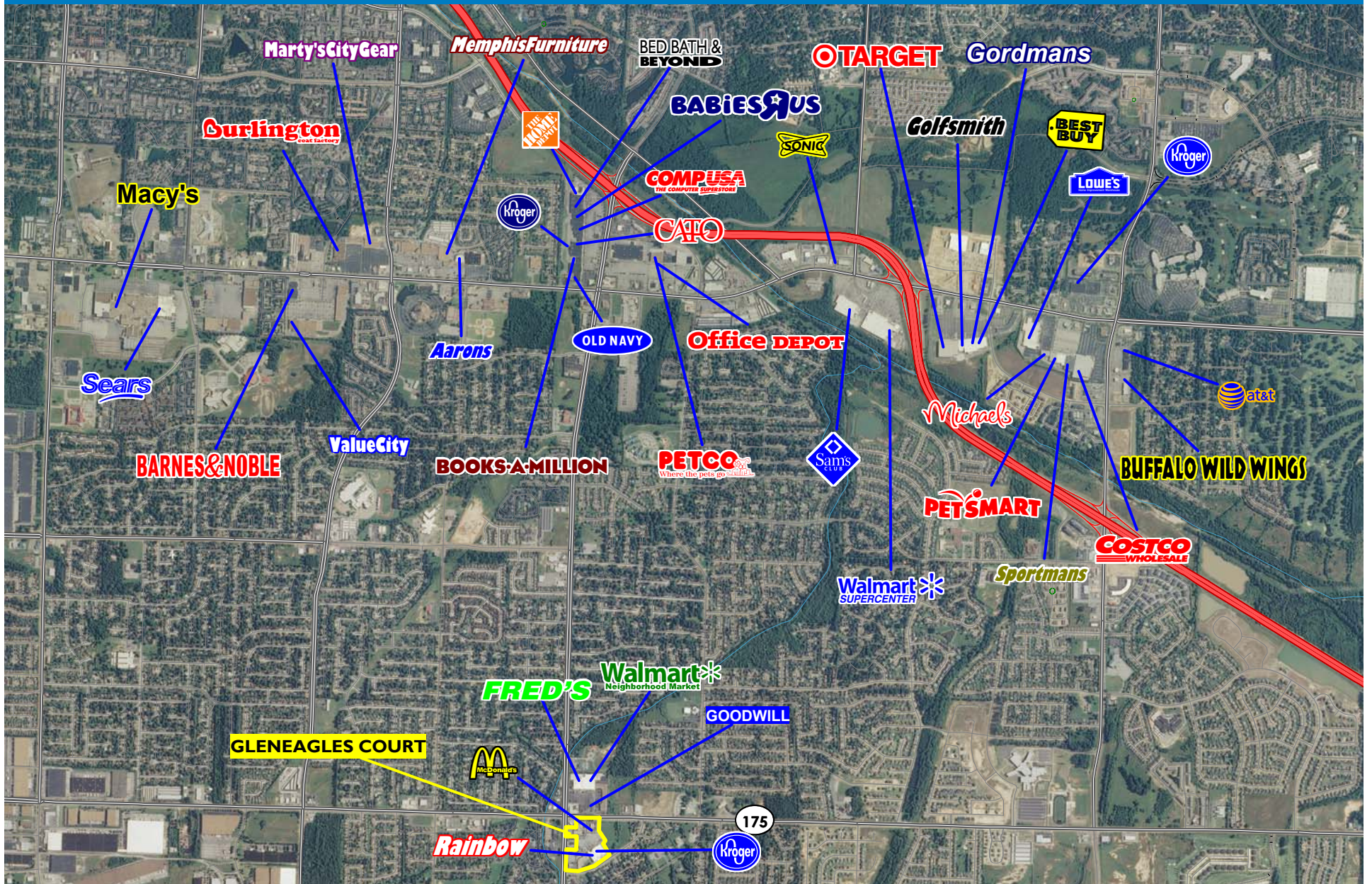
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Demographic Summary Report

1990 - 2000 Census, 2013 Estimates & 2018 Projections

Calculated using TAS Retrieval Retrieval



Mar 7, 2014

Latitude: 35.019224 Longitude: -89.830323

Gleneagles Court Shopping Center Memphis, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
Population	Q4 2013 Estimated Population	15,553	80,882	159,314	461,990
	2018 Projected Population	16,418	85,914	169,595	486,949
	2010 Census Population	14,959	78,173	154,773	451,568
	2000 Census Population	13,310	63,674	133,758	404,214
	1990 Census Population	9,927	43,169	96,466	324,492
	Historical Annual Growth 1990 to 2000	2.98%	3.96%	3.32%	2.22%
	Historical Annual Growth 2000 to 2010	1.17%	2.07%	1.47%	1.11%
	Estimated Annual Growth 2010 to 2013	1.04%	0.91%	0.77%	0.61%
	Projected Annual Growth 2013 to 2018	1.09%	1.21%	1.26%	1.06%
	Median Age	34.9	33.2	34.1	35.9
Households	Q4 2013 Estimated Households	5,239	29,343	59,377	173,163
	2018 Projected Households	5,526	31,165	63,242	182,569
	2010 Census Households	5,040	28,396	57,687	169,114
	2000 Census Households	4,570	23,990	51,509	152,335
	1990 Census Households	3,431	16,728	38,819	123,550
	Historical Annual Growth 1990 to 2000	2.91%	3.67%	2.87%	2.12%
	Historical Annual Growth 2000 to 2013	0.98%	1.70%	1.14%	1.05%
	Estimated Annual Growth 2000 to 2013	1.04%	0.88%	0.77%	0.63%
	Projected Annual Growth 2013 to 2018	1.07%	1.21%	1.27%	1.06%
	Population per Household	2.97	2.75	2.68	2.62
Population by Race	White	9.1%	14.2%	28.3%	47.3%
	Black or African American	81.3%	74.9%	61.0%	42.5%
	Asian & Pacific Islander	1.3%	1.7%	2.3%	2.9%
	Other Races	1.2%	1.3%	1.3%	1.4%
	Hispanic Population	7.1%	7.9%	7.1%	5.9%
Income	Average Household Income	\$66,040	\$61,092	\$67,256	\$80,064
	Median Household Income	\$60,593	\$51,464	\$51,402	\$56,840
	Per Capita Income	\$22,259	\$22,212	\$25,123	\$30,389
Education (Age 25+)	Elementary	2.8%	3.8%	3.5%	3.9%
	Some High School	4.5%	6.7%	6.8%	6.7%
	High School Graduate	26.2%	27.0%	27.5%	24.1%
	Some College	34.4%	30.8%	28.0%	25.0%
	Associates Degree Only	7.6%	6.5%	6.5%	6.3%
	Bachelors Degree Only	17.8%	17.1%	18.1%	21.4%
	Graduate Degree	6.7%	8.2%	9.7%	12.4%
Business	Number of Businesses	118	1,246	3,538	12,258
	Total Number of Employees	3,486	32,544	89,164	301,166
	Employees per Business	29.54	26.11	25.21	24.57
	Residential Population per Business	131.78	64.89	45.04	37.69

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