

THE SHOPS AT
CARRIAGE
CROSSING

LEASING OPPORTUNITIES



COLLIERVILLE, TN (MEMPHIS MSA)

OWNED AND MANAGED BY

EDWARDS
REALTY COMPANY



CARRIAGE CROSSING IS...

AFFLUENT

The median home value in the Town of Collierville is **\$517,500** (Redfin, 2023), the median household income is **\$120,000** (U.S. Census, 2021) and **20% of shoppers** at Carriage Crossing have a household income greater than **\$150,000** (Placer.ai, 2023).

CENTRAL

Only a 28-minute drive to the center of downtown Memphis and 22 minutes to Memphis International Airport, Carriage Crossing is ideally located in the heart of the region.

CONNECTED

Carriage Crossing is strategically located along key regional arteries Rt. 385 (22,000 VPD), Houston Levee Rd. (12,000 VPD), E. Shelby Dr. (10,000 VPD) and I-269 (30,000 VPD), providing easy access for the area's affluent patrons.

ACTIVE

Carriage Crossing received **2.6M property visits** over the past 12 months, putting them in the **90th percentile** of both statewide and Memphis-metro-area shopping centers (Placer.ai). **3 hotels** are currently on-site and **2 more** are in development.

COMMUNITY

Carriage Crossing is home to a variety of community events for the town and surrounding area including a popular summer movie series, trick-or-treating and Frosty Fest, the kickoff to the holiday season. Our goal is to become the premier lifestyle center in Memphis.



COLLIERVILLE, TN

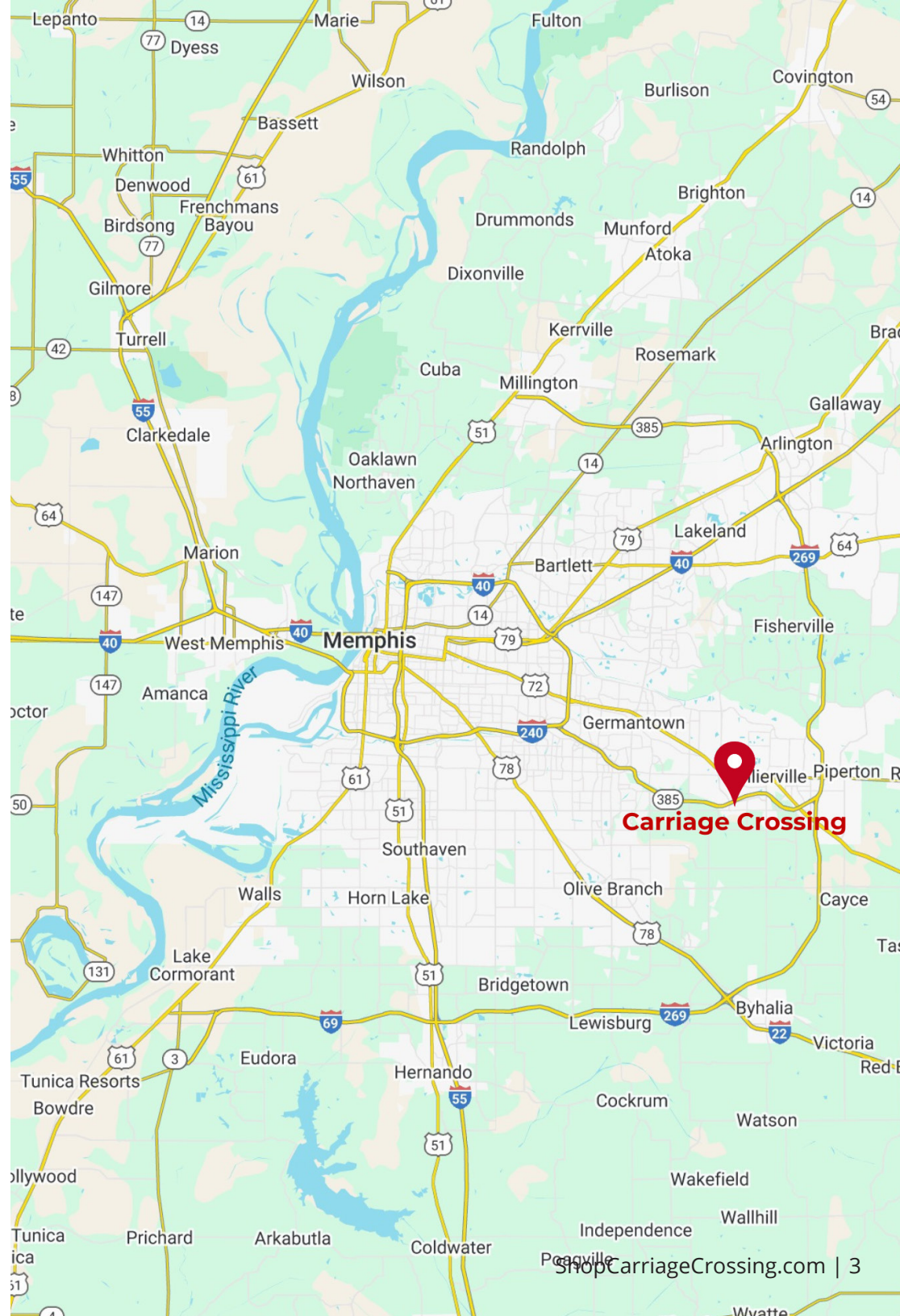
Collierville, TN, is straight out of a Hallmark movie, literally. Hallmark filmed scenes from its movie *Wedding at Graceland* (2019) in Collierville's Town Square, and when you visit, it's easy to see why! Just a short, 22-minute drive from Downtown Memphis, Collierville offers diverse shopping, delicious dining and distinct attractions.

2nd **Best Place to Live, Best Place to Raise a Family & Best Suburb for Young Professionals in the Memphis Area**
Niche, 2023

1st **Collierville Schools Ranked Best School District in Tennessee**
Niche, 2022

2nd **Safest Cities in Tennessee**
BackgroundChecks.org, 2019

1st **Best Small Town in America**
Parade Magazine, 2014



LIFE AT CARRIAGE CROSSING

FREE CARRIAGE RIDES

Carriage Crossing offers free carriage rides to customers every Saturday during the holiday shopping season.



MIDWEEK MOVIES

Throughout the summer & fall we show free movies on the center green with music, popcorn and themed activities.



FALL FESTIVAL

We kick off fall at Carriage Crossing with pumpkin crafts, music, carriage rides and other family-friendly entertainment.



FROSTY FEST

This annual holiday event includes photos with Santa, holiday characters, larger-than-life decorations and more festive fun.



SITE PLAN

4,476 SF in Central Location with Patio Opportunity.



Former Macy's Box Opportunity
Can be converted to office, medical, entertainment, fitness, etc. 130,000 SF



Former Bed Bath & Beyond Opportunity
28,307 SF



10,881 SF



| Suite | Tenant | SF |
|-------|------------------------|--------|
| OP-1 | Jared Jewelry | NAP |
| OP-2 | Red Robin | NAP |
| 101 | Firebirds | 7,056 |
| 111 | Nashoba | 10,084 |
| 121 | Rack Room Shoes | 15,460 |
| 131 | Lease Pending | 1,440 |
| 133 | Available | 1,440 |
| 135 | Luxy Nail Salon | 3,436 |
| 137 | Available | 1,046 |
| 141 | Carrabba's | 6,092 |
| 200 | Bonefish Grill | 6,000 |
| 202 | Stix | 4,482 |
| 206 | Yankee Candle | 1,540 |
| 210 | Zales Jewelers | 1,576 |
| 212 | Nerd Alert | 840 |
| 214 | Nerd Alert | 1,750 |
| 218 | Wine Not | 1,399 |
| 222 | Build-to-Suit | 7,502 |
| 424 | College Station | 4,000 |
| 428 | The Song Shack | 3,000 |
| 432 | Management Office | 2,400 |
| 501 | Pickleball 901 | 28,307 |
| 511 | Massage Envy | 3,635 |
| 521 | Barnes & Noble | 25,322 |
| 529 | Bath & Body Works | 3,300 |
| 531 | Chico's | 2,850 |
| 535 | LOFT | 5,996 |
| 541 | Available | 4,476 |
| 543 | Slimetastic | 1,848 |
| 545 | Available | 1,793 |
| 547 | Available | 1,794 |
| 551 | Available | 2,824 |
| 555 | Storage | 5,296 |
| 557 | Available | 1,454 |
| 559 | Available | 3,299 |
| 561 | Lease Pending | 4,557 |
| 563 | Collierville Taekwondo | 4,751 |
| 571 | Kabob G Restaurants | 3,482 |
| Z00C | Dillard's | NAP |
| 610 | 901 Soccer | 2,970 |
| 614 | Build-to-Suit | 1,525 |
| 616 | SPCA Memphis | 1,080 |

| Suite | Tenant | SF |
|-----------------------|-------------------------|---------|
| 618 | Lease Pending | 1,408 |
| 620 | Great American Cookies | 1,281 |
| 622 | Everlasting Bride | 1,874 |
| 624 | Available | 3,679 |
| 626 | L.Y.E. Academy | 4,000 |
| 628 | Build-A-Bear | 2,625 |
| 632 | Jumpin' Jellybeans | 7,008 |
| 638 | H&M | 19,141 |
| 644 | City Gear | 6,038 |
| 648 | Available | 1,400 |
| 650 | Savour Salon Suites | 6,975 |
| 652 | Flipping Out | 3,000 |
| 656 | Lane Bryant and Cacique | 6,800 |
| 660 | Indoor World | 4,291 |
| 672 | Available | 2,527 |
| MRJA | MidSouth Furniture | 130,000 |
| 701 | Available | 2,571 |
| 703 | Ashtoria Aesthetics | 3,239 |
| 705 | Clariti Eye Care | 2,736 |
| 709 | CSephora | 5,380 |
| 711 | Available | 3,500 |
| 715 | Available | 1,200 |
| 721 | Rhea Lana | 19,383 |
| 739 | Rolfe Customs | 1,357 |
| 741 | Mike's Hot Wings | 4,070 |
| 800 | Restaurant Space | 2,724 |
| 806 | Finish Line | 4,293 |
| 808 | Bricks & Minifigs | 3,499 |
| 810 | Tyler's Way Foundation | 4,071 |
| 814 | Available | 1,438 |
| 818 | Journeys | 1,432 |
| 820 | M+K Fashion | 6,329 |
| 826 | Available | 4,950 |
| 830 | Available | 6,049 |
| 836 | Available | 7,494 |
| 840 | Available | 1,849 |
| 842 | Sunglass Hut | 1,386 |
| 850 | Kre8tions | 1,878 |
| 856 | Frida's Restaurante | 7,383 |
| 901 | Border Martial Arts | 10,881 |
| 1000 | Swing Lab | 9,636 |
| Courtyard by Marriott | | NAP |

Available Now

Available Soon

Unavailable

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