

GERMANTOWN PARK

AT SHELBY FARMS

8000 Centerview Parkway
Memphis, TN 38018

MEDICAL OFFICE SPACE



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS

1,904 - 29,409 SF AVAILABLE



29,409 SF Contiguous Available

Germantown Park at Shelby Farms medical office space is located less than (5) miles from Baptist Memorial Hospitals, Methodist LeBonheur, Campbell Clinic and St. Francis Hospital. These and many other medical related businesses run along the Wolf River Medical Corridor.

The park-like setting is within close proximity to the Wolf River Medical Corridor and offers a central location for patients visiting from the Collierville, Germantown and Bartlett suburbs, as well as Midtown and East Memphis.



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BUILDING HIGHLIGHTS



116,082 Total building SF

29,409 Contiguous SF



Dedicated office space for medical professionals



24-hour building access



Building signage opportunity



Uniformed and roving security



Monument signage available facing Germantown Parkway



388 available parking spaces



Adjacent to Shelby Farms Park



Traffic signal on Timber Creek for easy ingress/egress at Germantown Parkway



On-site property management



Full floor available

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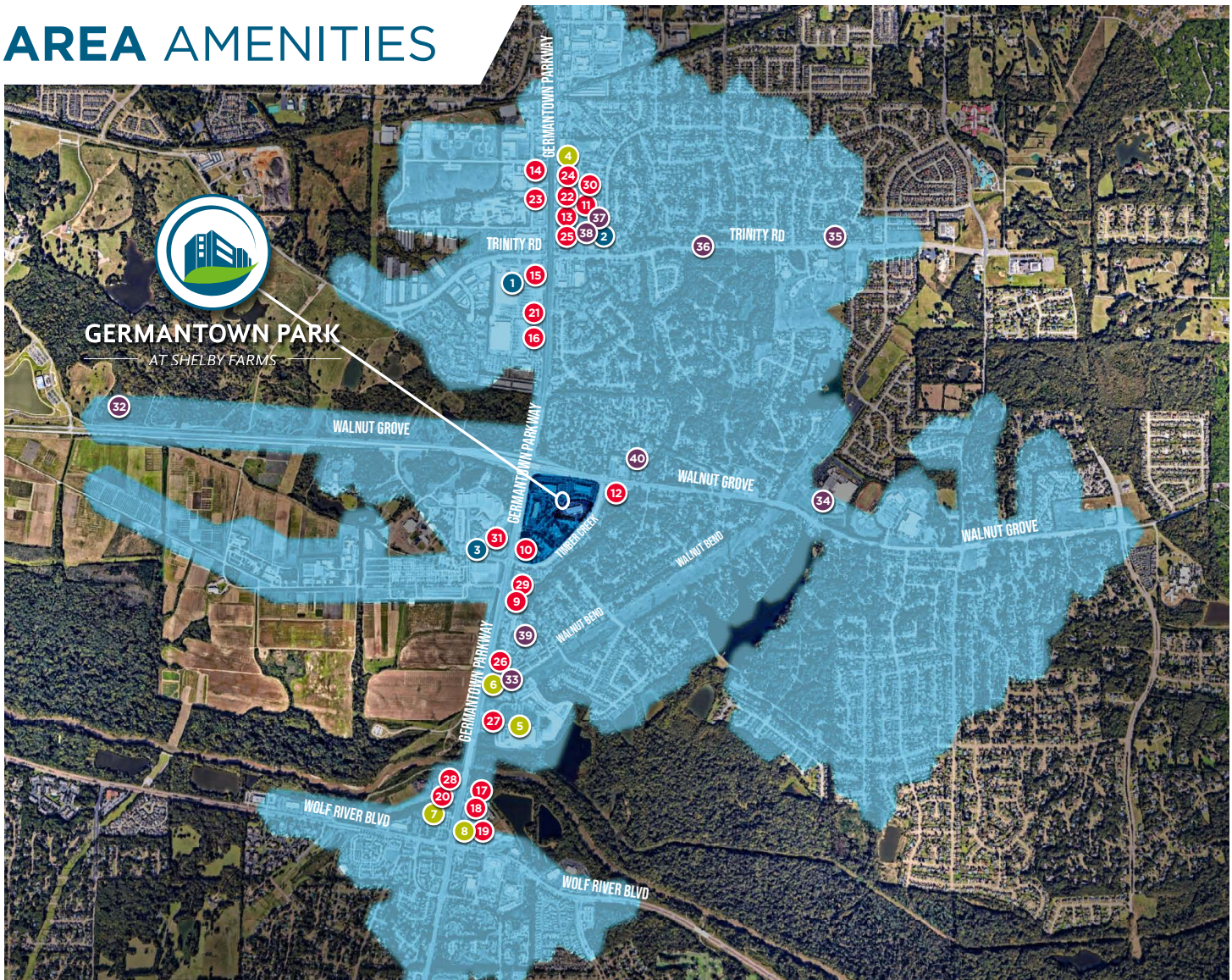


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AREA AMENITIES



Grocery

- 1 Walmart
- 2 Kroger
- 3 Agricenter's Farmer's Market

Community Serving Retail

- 4 CVS
- 5 Lowe's
- 6 Circle K
- 7 Office Depot
- 8 Exxon

Food

- 9 Krystal
- 10 One & Only BBQ
- 11 El Mezcal Mexican
- 12 Subway
- 13 McDonald's
- 14 Wendy's
- 15 Panda Express
- 16 Moe's
- 17 Chick-fil-a
- 18 Starbuck's
- 19 Taco Bell

- 20 Waffle House
- 21 Rafferty's
- 22 Panera Bread
- 23 Chipotle
- 24 Forever Young Beauty Bar
- 25 Region's Bank
- 26 Orion Federal Credit Union
- 27 Crumpy's Hot Wings
- 28 Las Tortugas
- 29 Guthrie's Chicken
- 30 Villa Castrioti
- 31 The Butcher Shop Steakhouse

Civic/Community Facilities

- 32 Shelby Farms Park
- 33 La Petite Academy (daycare)
- 34 Hope Church
- 35 Memphis Fire Station #54
- 36 Cordova Library
- 37 Baptist Minor Medical Center
- 38 The Little Clinic
- 39 Beijing Modern Acupuncture
- 40 The Church of Jesus Christ of Latter Day Saints

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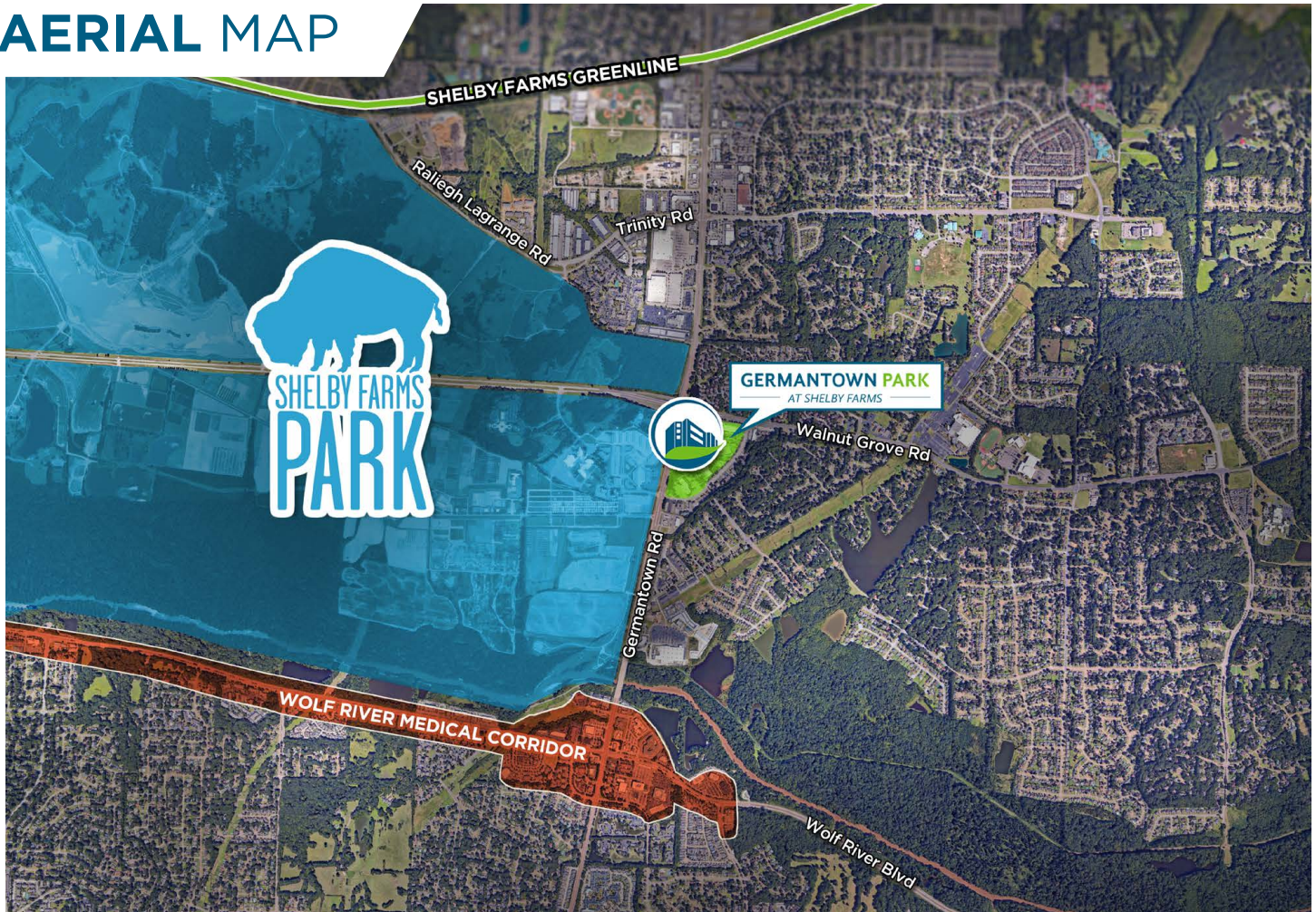


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AERIAL MAP



AREA DEMOGRAPHICS

5 Mile Radius



Population
166,236



Traffic Counts

Walnut Grove Road
Germantown Parkway

39,835 AADT
55,221 AADT



Average Household Income
\$133,366

Drive Time

From Poplar
From I-240
From Wolf River Corridor

9 minutes
8 minutes
7 minutes

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