

Cross Creek

3505-3619 Riverdale Rd | Memphis, TN 38115

Anchor Tenants

Shadow

National Tenants

HIGHLIGHTS

Extremely High Traffic Position (191,260 VPD) near Germantown, With Convenient Regional Access
Situated at the Riverdale Rd exit from Bill Morris Pkwy (TN-385), just 4 minutes south of Germantown - the most affluent enclave within the Memphis MSA.

Shadow-Anchored by The Home Depot, Which Has Been at the Location for Over 30 Years
Providing a long-established, regional consumer draw, which complements the tenants at Cross Creek.

Anchored by a Synergistic Mix of Proven, Low-Cost Providers, Including Ross, dd's Discounts, and Five Below
Making Cross Creek a one-stop shopping destination for value-minded consumers.

Surrounded by Beneficial National Ancillary and Outparcel Fast-Casual Restaurants, QSRs, Fuel Centers, Banks, Pharmacies, and More
Counting Liberty Bank (included), Starbucks, Chick-fil-A, Smoothie King, Exxon, Century Carwash, IHOP, Krystal, McDonald's, Walgreens, and Burger King.

Strong, Recent Leasing Momentum at the Property Includes the Addition of Two Rapidly Expanding National Anchors and a National Outparcel Tenant
Fun City, Pickleball Kingdom, and Liberty Bank—characterized by long-term leases through 2035, occupying a total of 80,800± SF.

Marked by Strong Retail Fundamentals, Which Have Fortified the Center's Long-Term Viability Over the Last 27 Years
Including phenomenal visibility, prominent signage, abundant ingress/egress, cross parking and access with regional consumer draw—Home Depot, a signalized main entrance, ample parking, and a pin corner position at two high-traffic corridors, accessing 73,390 VPD.

257,701± SF	$22,230,000	93.10%	26.22± AC	$2,000,397
Offering GLA	9% Cap Rate	Occupancy	Land Area	NOI

ANCHORED INVESTMENT OPPORTUNITY

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Market Aerial

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Property Aerial

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