

THE HOME DEPOT



CROSS CREEK

3505-3619 Riverdale Rd | Memphis, TN 38115

Anchor Tenants



Shadow



National Tenants



HIGHLIGHTS

Extremely High Traffic Position (191,260 VPD) in Memphis, With Convenient Regional Access

Situated at the Riverdale Rd exit from Bill Morris Pkwy (TN-385), just 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 compliments 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 72,790 VPD.



257,701± SF
Offering GLA



Market to Establish Price



93.10%
Occupancy



26.22± AC
Land Area



\$1,975,172
NOI

ANCHORED INVESTMENT OPPORTUNITY



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