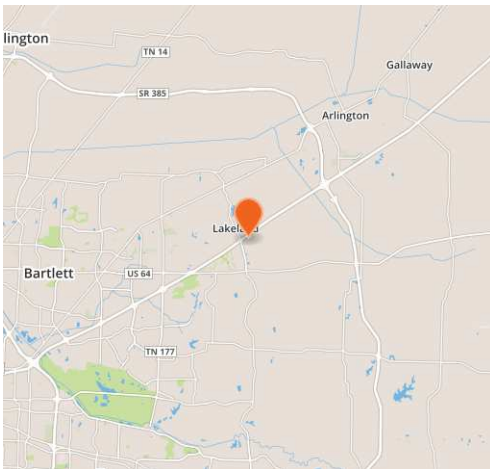


RETAIL FOR LEASE

THE LAKE DISTRICT - RETAIL

3536 Canada Rd, Lakeland TN 38002 | Shelby



HIGHLIGHTS:

- Approved 125,000 SF Retail Power Center with excellent visibility from Interstate 40
- Space sizes are flexible
- 12 outparcels available
- Proposed occupancy 2019
- The Lake District is a approved upscale mixed use retail, hotel and residential development on 160 acres
- Located just east of Memphis & Wolfchase Galleria Mall inside of Highway 385 at exit 20
- Traffic Counts: Canada Rd (9,114 AADT) and I-40 (53,467 AADT)

DEMOGRAPHICS:

	5 Mile	10 Mile	20 Mile
Population	84,156	282,245	972,516
Households	30,937	104,476	367,517
Average HH Income (\$)	98,939	95,062	73,088

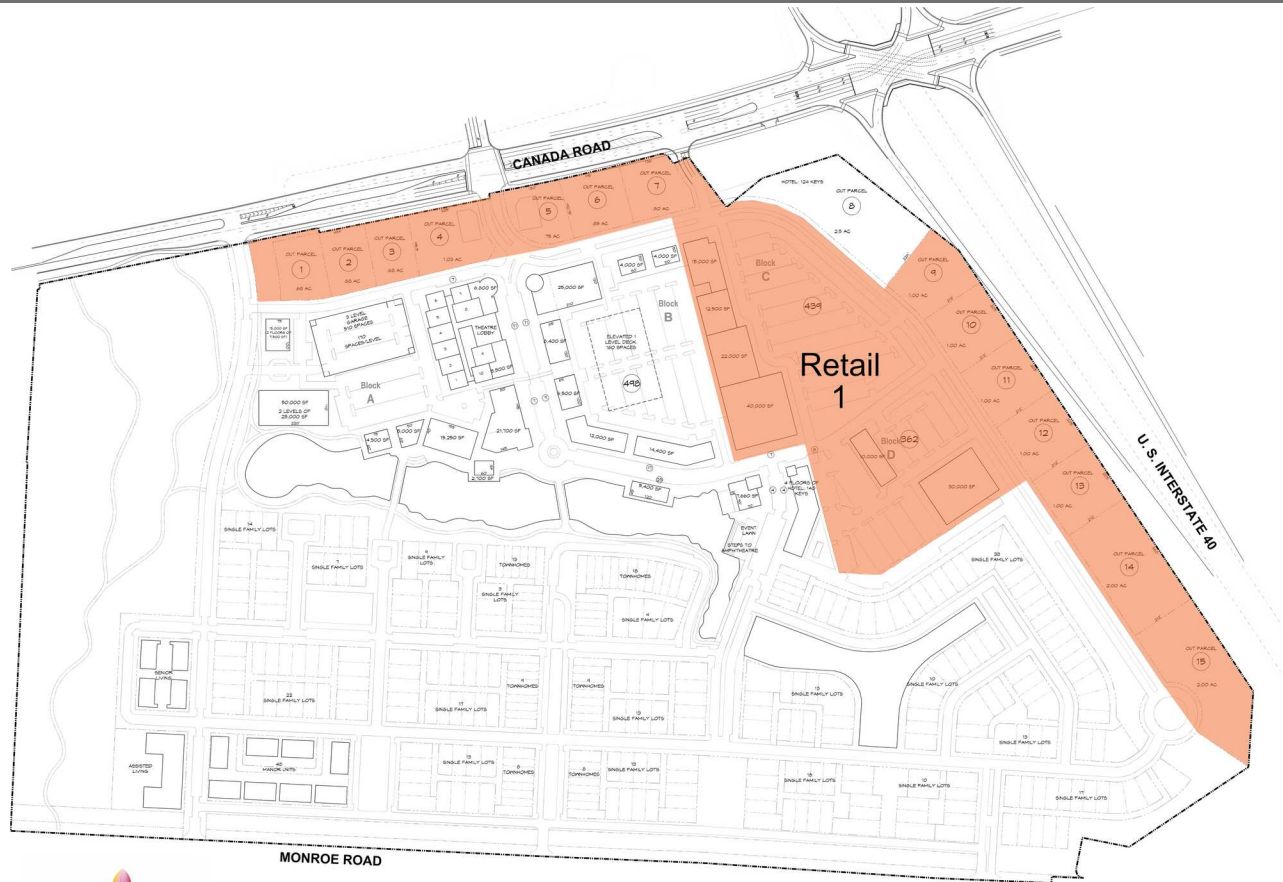


For More Information, Contact Exclusive Agent(s):
Shawn Massey, CCIM, CRX, CLS, ALC • shawn.massey@tscg.com • 901-334-5702



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1 Available | 125,000

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