WOODCREST CAPITAL, LLC

Hickory Commons

6472 - 6554 Winchester Rd | Memphis TN

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE
up to 85,438 SF
End-Caps:
3,500 + 6,510 SF



- 185,550 SF Center
- Shelby County, Tennessee
- Huge Parking Field
- Grocery Anchored

Scan QR for Virtual Tours:

Type	PSF
NNN's	$ 2.56
Lease Rates	Call for Rates

Traffic Counts	
Kirby Pkwy	35,587 VPD
Bill Morris Pkwy	137,202 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	15,762	102,409	205,157	342,335
Households	6,714	38,291	79,018	126,103
Average HH Income	$47,331	$74,651	$91,904	$58,599

* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset
** True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

Woodcrest Capital, LLC
3113 South University Drive, Suite 600
Fort Worth, TX 76109

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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