



Harbin Center

Elvis Presley @ Raines Road · Memphis, TN 38116



- 41,000 SqFt of Retail Space
- NW corner of Elvis Presley Blvd. and Raines Rd.
- One mile from Graceland; access to visitors and tourists.
- 3mile Pop.: 76,010; 3mile HH Income: \$46,849

Harbin Shopping Center is located at the northwest corner of Elvis Presley Boulevard (U.S. Highway 51) and Raines Road, strategically located at one of the busiest intersections in the Memphis area. With high traffic counts, easy access to I-55 and I-40, and a location just one mile South of Graceland, this shopping center has premier access to over one million tourists visiting the Elvis Presley home and museum every year. Take advantage of this great retail opportunity. Join these retailers already at Harbin Center - Royal Furniture, Shoe Warehouse, and Landmark Community Bank.

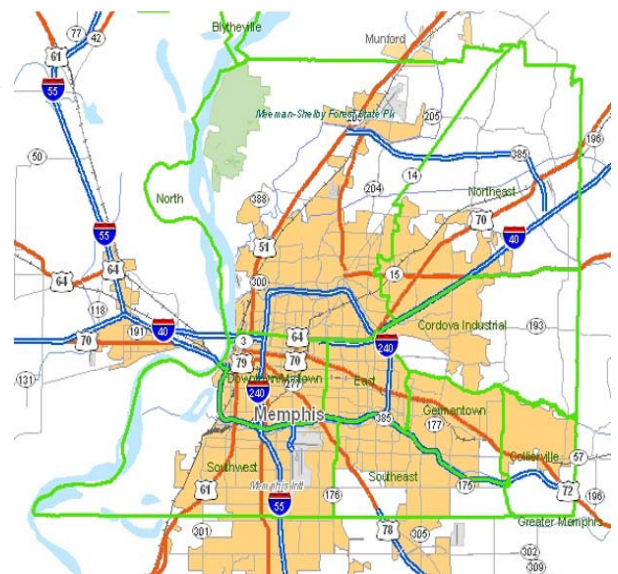
Market Information

Memphis, Tennessee is located near the geographic center of the country and has become known as "America's Distribution Center" through its superior distribution, logistics and transportation infrastructure. The Memphis International Airport is the world's busiest cargo airport, with 15 cargo airlines. Because of its river crossing, Memphis is a gateway city that plays a major role in national rail transportation with five Class I railroads converging in Memphis. The Port of Memphis located south of downtown is the second largest inland port on the Mississippi River and the fourth busiest in the country.

Over one million residents live in the Memphis area and over 8 million domestic and international visitors come to Memphis each year. Major areas of employment include distribution, financial services, healthcare, and retail. The international headquarters of FedEx employs 30,000 people in the region, more than any other single business. Additionally, the NBA Memphis Grizzlies were established in 2002 and recently opened their new stadium, the FedExForum.

In addition to its superior infrastructure, Memphis is recognized for its vibrant and growing downtown. Memphis is known for its music that is a mixture of blues, rock and roll, R & B, and gospel that creates an infectious blend of soul and sensation unique to the city. Many music festivals are held each year, including the Memphis in May Beale Street Music Festival which brings people from all over the world to the Bluff City.

MEMPHIS





SubMarket Information

MEMPHIS · SOUTH · RETAIL

Contains all properties located East of the Shelby County line, West of Getwell Road, North of the Shelby County line, and South of I-55 and the Southern portion of I-240.



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Available Units

BUILDING

4115 Elvis Presley Blvd.

UNIT

B020

TOTAL RENTABLE

3,600 (SF)

USE TYPE

RETAIL



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UNIT INFORMATION

Unit ID: B020

Address: 4115 Elvis Presley Blvd. Memphis, TN 38116

Unit Area: 3,600 Square Feet Available

● Exterior Walls:

Material: Masonry

● Loading:

Loading Docks - 1

Drive-In Doors - 0

● Floors:

Concrete

● Clear Heights:

Min. Heights: 12'

● Fire Suppression:

Type: NO

● Column Spacing:

Available from Asset Management Services

● HVAC:

Type: RTU

● Roofing System:

Material: Modified Bitumen

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services