



Southgate Shopping Center

South Third Street @ Belz Blvd · Memphis, TN 38109



- 218,550 SF of Retail Space
- In South Memphis at Third and Belz Blvd.
- Excellent location to attract residents and employees
- 3mile Pop.: 55,133; 3mile HH Income: \$34,614

Located within the community of south Memphis at the corner of Third and Belz Boulevard, the Southgate and Southgate North Shopping Centers are in an excellent position to attract south Memphians and the large work force at Belz Industrial Park. Just five minutes from I-55 and U.S. 61 (Third Street), traffic counts exceed 21,600 per day. Both shopping centers are near a growing population of over 162,150 within a five-mile radius. Join Kroger, Citi Trends, Regions Bank, and other great retailers at Southgate.

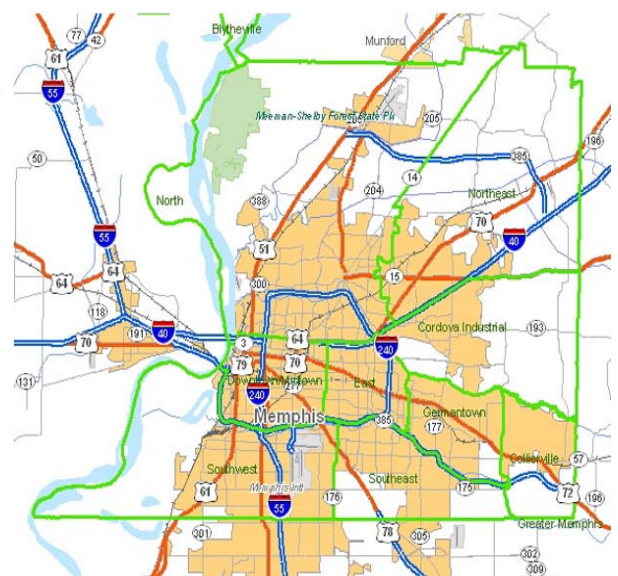
Market Information

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





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SubMarket Information

MEMPHIS · DOWNTOWN/MIDTOWN · RETAIL

Contains all properties located East of the Mississippi River, West of Prescott, North of I-55 & Southern portion of I-240 and South of Summer/North Parkway.



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Available Units

BUILDING	UNIT	TOTAL RENTABLE	USE TYPE
1979 S. Third Street	A050	550 (SF)	RETAIL
1967 S. Third Street B	A087	6,044 (SF)	RETAIL
1965 S. Third Street	A100	1,050 (SF)	RETAIL
1959 S. Third Street	B010	4,355 (SF)	RETAIL
1959 S. Third Street	B020	857 (SF)	RETAIL
1955 S. Third Street	B040	3,330 (SF)	RETAIL
1955 S. Third Street	B050	1,311 (SF)	RETAIL
1915 S. Third Street	C030	11,175 (SF)	RETAIL
1905 S. Third Street	C070	1,370 (SF)	RETAIL
1901 S. Third Street	C080	10,630 (SF)	RETAIL
145 Belz Blvd.	C110	1,283 (SF)	RETAIL
141 Belz Blvd.	C130	1,350 (SF)	RETAIL
1891 S. Third Street	D030	1,500 (SF)	RETAIL
1891 S. Third Street	D020	6,883 (SF)	RETAIL



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UNIT INFORMATION

Unit ID: A050

Address: 1979 S. Third Street Memphis, TN 38109

Unit Area: 550 Square Feet Available

● Exterior Walls:

Material: Masonry

● Loading:

Loading Docks - 0

Drive-In Doors - 0

● Floors:

Concrete

● Clear Heights:

Min. Heights: 16'

● Fire Suppression:

Type: NO

● Column Spacing:

Available from Asset Management Services

● HVAC:

Type: RTU

● Roofing System:

Material: Fiberglass

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Southgate Shopping Center

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UNIT INFORMATION

Unit ID: A087

Address: 1967 S. Third Street B Memphis, TN 38109

Unit Area: 6,044 Square Feet Available

● Exterior Walls:

Material: Masonry

● Loading:

Loading Docks - 0

Drive-In Doors - 0

● Floors:

Concrete

● Clear Heights:

Min. Heights: 16'

● Fire Suppression:

Available from Asset Management Services

● Column Spacing:

Available from Asset Management Services

● HVAC:

Type: RTU

● Roofing System:

Material: Fiberglass

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Southgate Shopping Center

South Third Street @ Belz Blvd · Memphis, TN 38109



UNIT INFORMATION

Unit ID: A100

Address: 1965 S. Third Street Memphis, TN 38109

Unit Area: 1,050 Square Feet Available

● Exterior Walls:

Min. Width :

Min. Height:

Material: Masonry

Brick

● Loading:

Loading Docks - 0

Drive-In Doors - 0

● Floors:

Thickness: 0"

Concrete

● Clear Heights:

Min. Heights: 14'

● Fire Suppression:

Type: Yes

Density:0

● Column Spacing:

Spacing: x

23'10" wall to wall

● HVAC:

Type: RTU

Tonnage:0

● Roofing System:

Material: Fiberglass

● Lighting:

Type:

● Parking Area:

Available from Asset Management Services

● Electrical:

Min. Capacity: 0

Min. Voltage:

Phase: 0



Southgate Shopping Center

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UNIT INFORMATION

Unit ID: B010

Address: 1959 S. Third Street Memphis, TN 38109

Unit Area: 4,355 Square Feet Available

● Exterior Walls:

Material: Masonry

● Loading:

Loading Docks - 0

Drive-In Doors - 0

● Floors:

Concrete

● Clear Heights:

Min. Heights: 16'

● Fire Suppression:

Type: NO

● Column Spacing:

Available from Asset Management Services

● HVAC:

Type: RTU

● Roofing System:

Material: Fiberglass

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



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UNIT INFORMATION

Unit ID: B020

Address: 1959 S. Third Street Memphis, TN 38109

Unit Area: 857 Square Feet Available

● Exterior Walls:

Material: Masonry

● Loading:

Loading Docks - 0

Drive-In Doors - 0

● Floors:

Concrete

● Clear Heights:

Min. Heights: 16'

● Fire Suppression:

Type: NO

● Column Spacing:

Available from Asset Management Services

● HVAC:

Type: RTU

● Roofing System:

Material: Fiberglass

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Southgate Shopping Center

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UNIT INFORMATION

Unit ID: B040

Address: 1955 S. Third Street Memphis, TN 38109

Unit Area: 3,330 Square Feet Available

● Exterior Walls:

Material: Masonry

● Loading:

Loading Docks - 0

Drive-In Doors - 0

● Floors:

Concrete

● Clear Heights:

Min. Heights: 16'

● Fire Suppression:

Type: NO

● Column Spacing:

Available from Asset Management Services

● HVAC:

Type: RTU

● Roofing System:

Material: Fiberglass

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



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UNIT INFORMATION

Unit ID: B050

Address: 1955 S. Third Street Memphis, TN 38109

Unit Area: 1,311 Square Feet Available

● Exterior Walls:

Material: Masonry

● Loading:

Loading Docks - 0

Drive-In Doors - 0

● Floors:

Concrete

● Clear Heights:

Min. Heights: 16'

● Fire Suppression:

Type: NO

● Column Spacing:

Available from Asset Management Services

● HVAC:

Type: RTU

● Roofing System:

Material: Fiberglass

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Southgate Shopping Center

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UNIT INFORMATION

Unit ID: C030

Address: 1915 S. Third Street Memphis, TN 38109

Unit Area: 11,175 Square Feet Available

● **Exterior Walls:**

Material: Masonry

● **Loading:**

Loading Docks - 0

Drive-In Doors - 0

● **Floors:**

Concrete

● **Clear Heights:**

Min. Heights: 16'

● **Fire Suppression:**

Type: NO

● **Column Spacing:**

Available from Asset Management Services

● **HVAC:**

Type: RTU

● **Roofing System:**

Material: Fiberglass

● **Lighting:**

Type: Fluorescent

● **Parking Area:**

Available from Asset Management Services

● **Electrical:**

Available from Asset Management Services



Southgate Shopping Center

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UNIT INFORMATION

Unit ID: C070

Address: 1905 S. Third Street Memphis, TN 38109

Unit Area: 1,370 Square Feet Available

● Exterior Walls:

Min. Width :

Min. Height:

Material: Masonry

Brick

● Loading:

Loading Docks - 0

Drive-In Doors - 0

● Floors:

Thickness: 0"

Concrete

● Clear Heights:

Min. Heights: 16'

12'11" drop ceiling

● Fire Suppression:

Type: NO

● Column Spacing:

Spacing: x

● HVAC:

Type: RTU

● Roofing System:

Material: Fiberglass

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



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UNIT INFORMATION

Unit ID: C080

Address: 1901 S. Third Street Memphis, TN 38109

Unit Area: 10,630 Square Feet Available

● Exterior Walls:

Material: Masonry

● Loading:

Loading Docks - 0

Drive-In Doors - 0

● Floors:

Concrete

● Clear Heights:

Min. Heights: 16'

● Fire Suppression:

Type: NO

● Column Spacing:

Available from Asset Management Services

● HVAC:

Type: RTU

● Roofing System:

Material: Fiberglass

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



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UNIT INFORMATION

Unit ID: C110

Address: 145 Belz Blvd. Memphis, TN 38109

Unit Area: 1,283 Square Feet Available

● Exterior Walls:

Min. Width :

Min. Height:

Material: Masonry

● Loading:

Loading Docks - 0

Drive-In Doors - 0

● Floors:

Thickness: 0"

Concrete

● Clear Heights:

Min. Heights: 18' 2"

● Fire Suppression:

Type: NO

● Column Spacing:

Spacing: x

29'11" wall to wall

● HVAC:

Type: RTU

● Roofing System:

Material: Fiberglass

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Southgate Shopping Center

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UNIT INFORMATION

Unit ID: C130

Address: 141 Belz Blvd. Memphis, TN 38109

Unit Area: 1,350 Square Feet Available

● **Exterior Walls:**

Material: Masonry

● **Loading:**

Loading Docks - 0

Drive-In Doors - 0

● **Floors:**

Concrete

● **Clear Heights:**

Min. Heights: 16'

● **Fire Suppression:**

Type: NO

● **Column Spacing:**

Available from Asset Management Services

● **HVAC:**

Type: RTU

● **Roofing System:**

Material: Fiberglass

● **Lighting:**

Type: Fluorescent

● **Parking Area:**

Available from Asset Management Services

● **Electrical:**

Available from Asset Management Services



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UNIT INFORMATION

Unit ID: D030

Address: 1891 S. Third Street Memphis, TN 38109

Unit Area: 1,500 Square Feet Available

● Exterior Walls:

Min. Width :

Min. Height:

Material: Masonry / Brick

● Loading:

Loading Docks - 0

Drive-In Doors - 0

● Floors:

Thickness: 0"

Concrete

● Clear Heights:

Min. Heights: 16'

9'11" drop ceiling

● Fire Suppression:

Type: NO

● Column Spacing:

Spacing: x

34x28

● HVAC:

Type: RTU

● Roofing System:

Material: Fiberglass

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



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UNIT INFORMATION

Unit ID: D020

Address: 1891 S. Third Street Memphis, TN 38109

Unit Area: 6,883 Square Feet Available

● Exterior Walls:

Min. Width :

Min. Height:

Material: Masonry / Brick

● Loading:

Loading Docks - 0

Drive-In Doors - 0

● Floors:

Thickness: 0"

Concrete

● Clear Heights:

Min. Heights: 16'

9'11" drop ceiling

● Fire Suppression:

Type: NO

● Column Spacing:

Spacing: x

34x28

● HVAC:

Type: RTU

● Roofing System:

Material: Fiberglass

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services