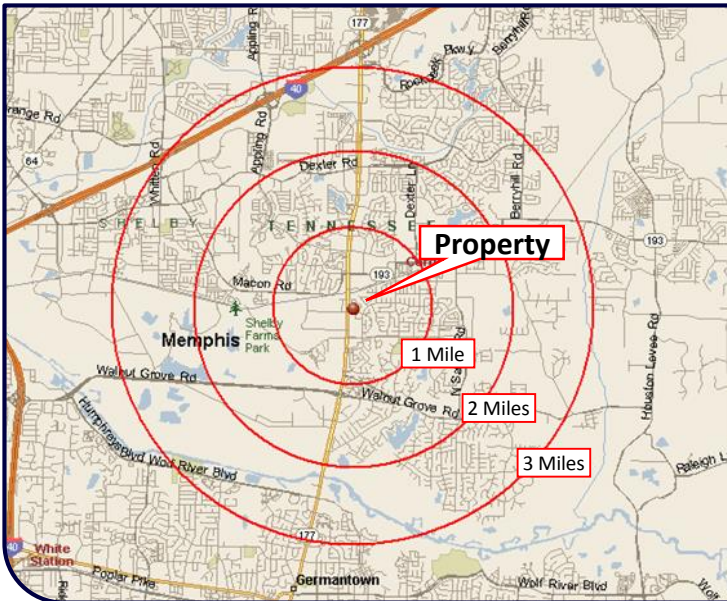


Cordova Medical Plaza
 8066 Walnut Run Rd
 Cordova, TN 38016

Medical Space for Lease



PROPERTY SUMMARY

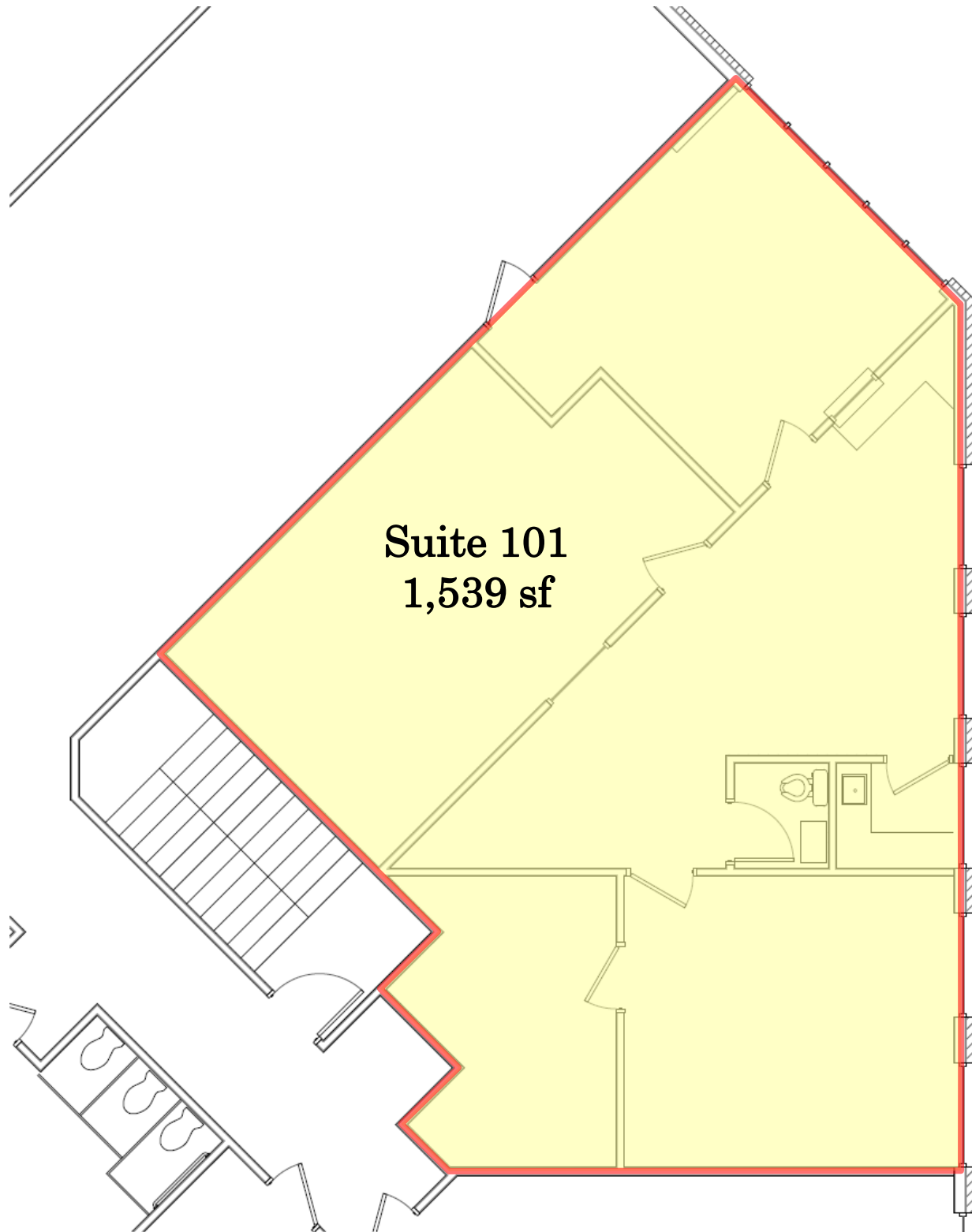
- Available for immediate lease.
- Up to 20,000 sf of prime medical space.
 - Suite 101 - 1,539 sf / \$20.00 psf
 - Suite 200 - 5,121 sf / \$17.50 psf
 - Suite 205 - 2,191 sf / \$17.50 psf
- 26,336 sf building on 1.48 acres.
- Excellent access and visibility.
- Just off N Germantown Rd.
- Built in 1991.
- Plenty of parking 102 spaces.
- Major retail area.

Contact: **Dede Malmo, CCIM, President**
MalmoMemphis Real Estate, Inc
 Phone: 901-537-7447
 Fax: 901-537-7437
 Email: dmalmo@malmomemphis.com
 Web: www.malmomemphis.com

Population	1 Mile	3 Miles	5 Miles
Population	9,619	59,338	151,216
Median Age	34.8	35.7	36.8
Households			
Total Households	4,342	24,969	60,421
Median Household Inc	\$59,262	\$68,194	\$73,925
Avg Household Inc	\$72,192	\$83,864	\$95,120
Daytime Population			
Total Businesses	694	2,386	7,691
Total Employees	7,652	28,502	110,980

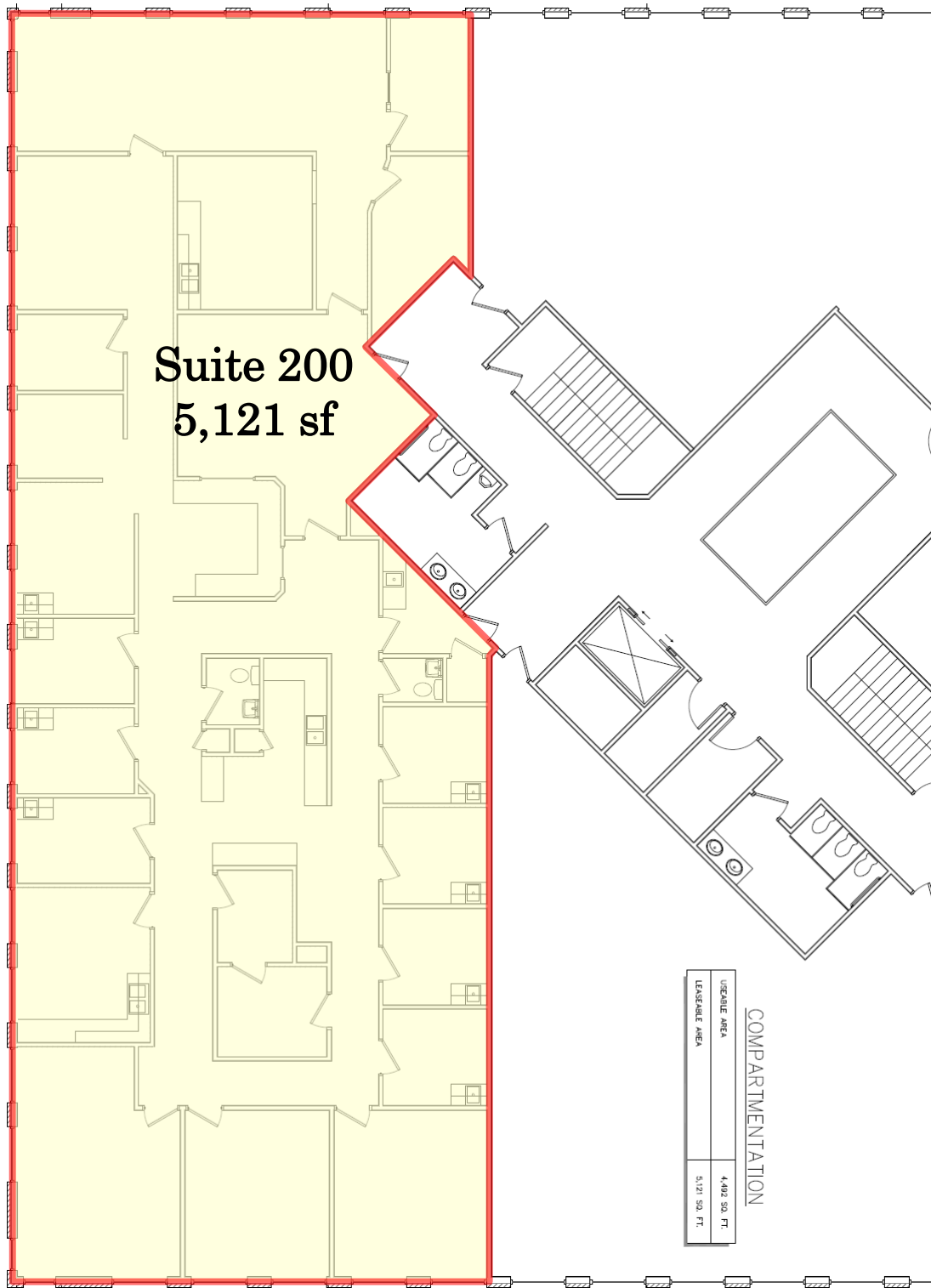
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Lease Plan - Suite 101



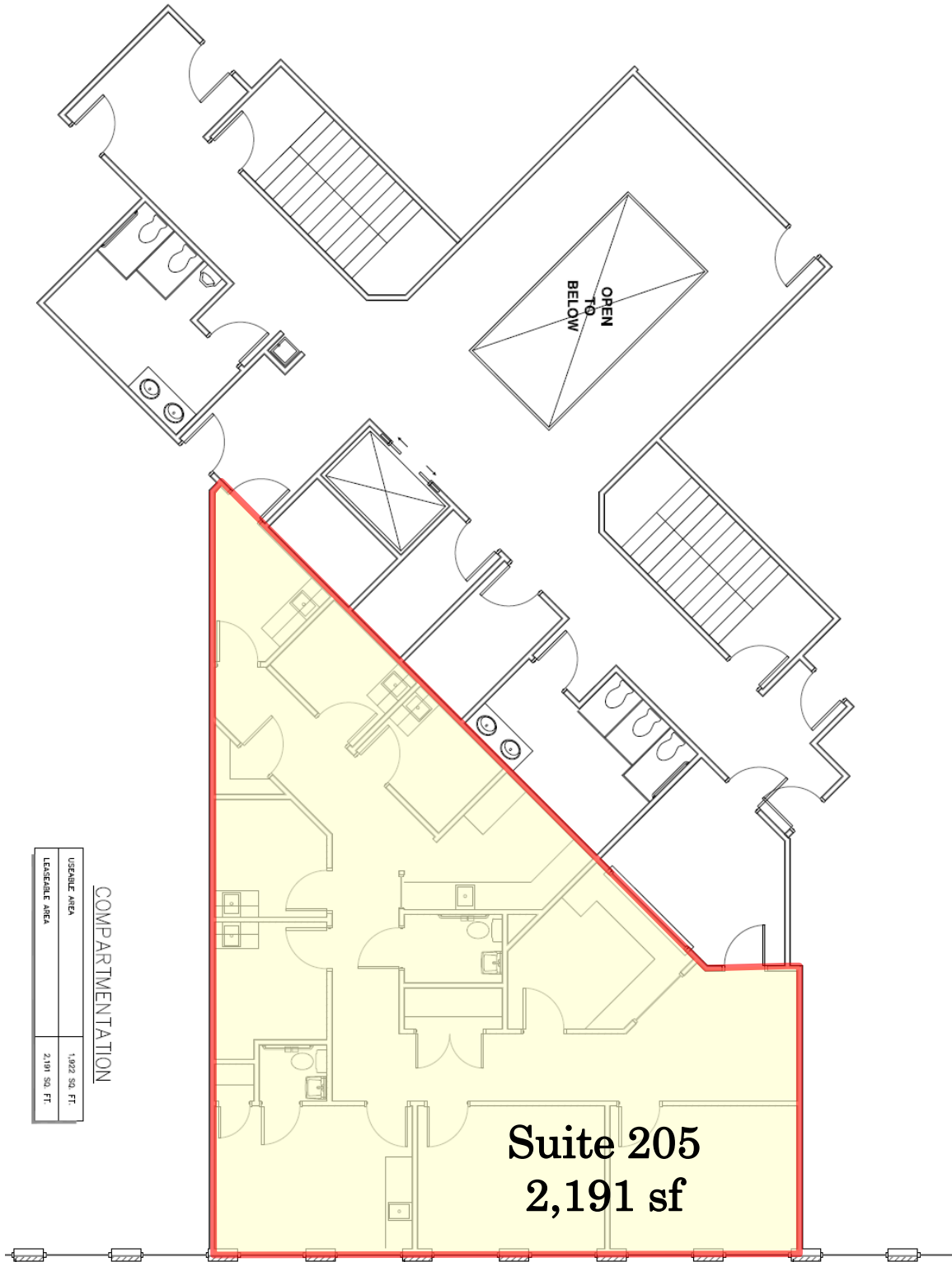
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Lease Plan - Suite 200



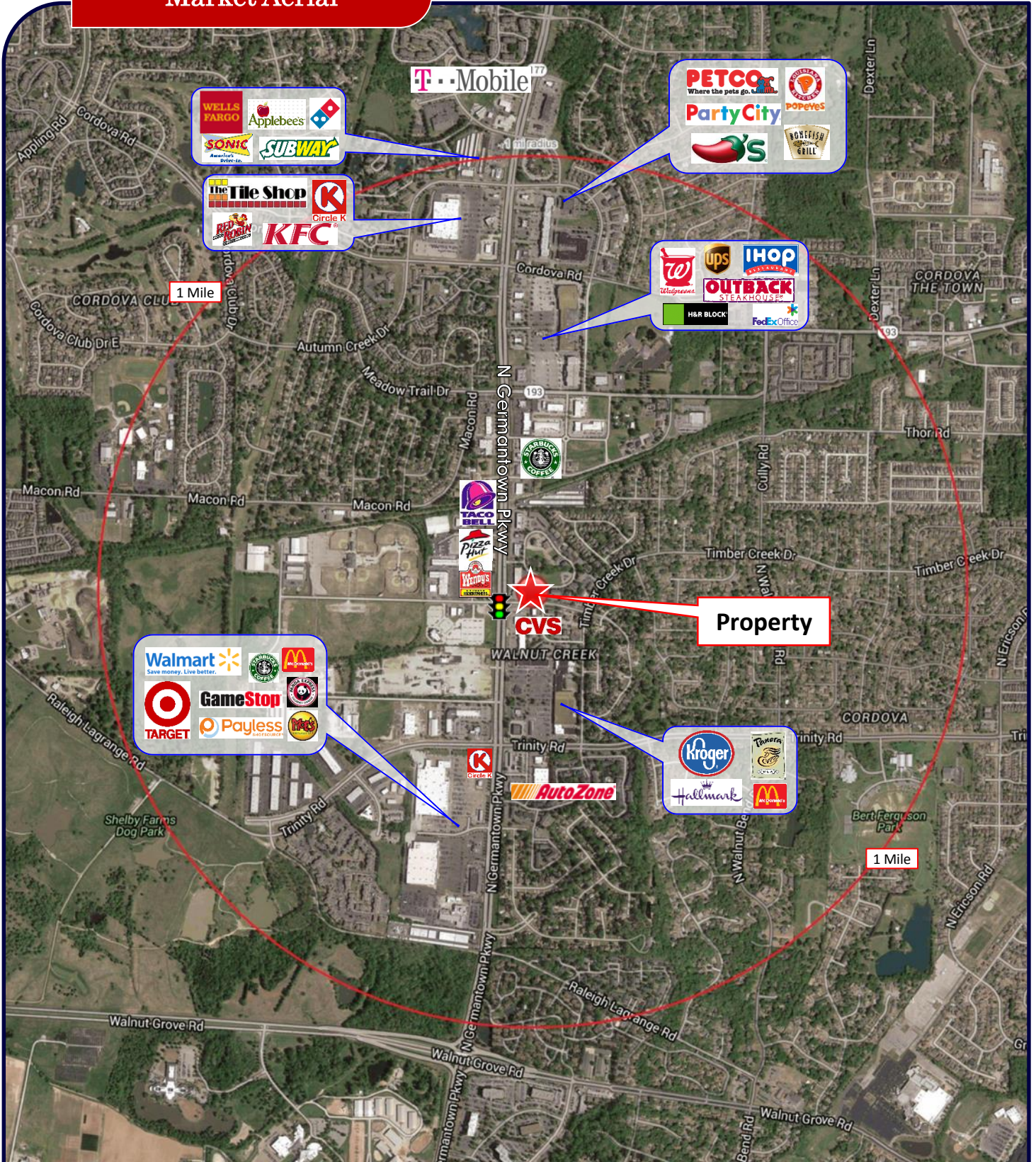
All information is from sources deemed reliable and is subject to errors, omissions, change of price, terms, rentals, prior sale and withdrawal without notice.

Lease Plan - Suite 205



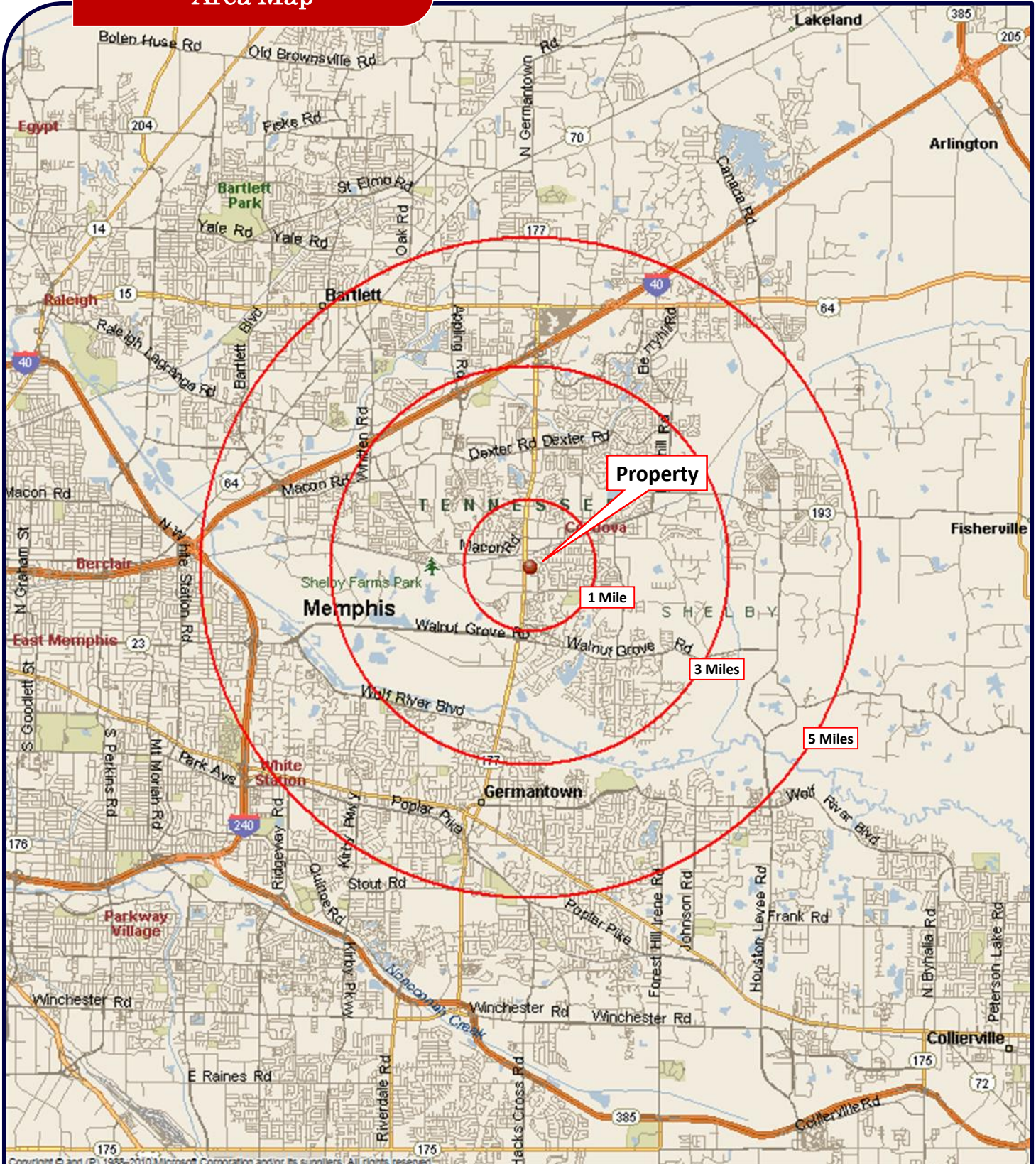
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Market Aerial



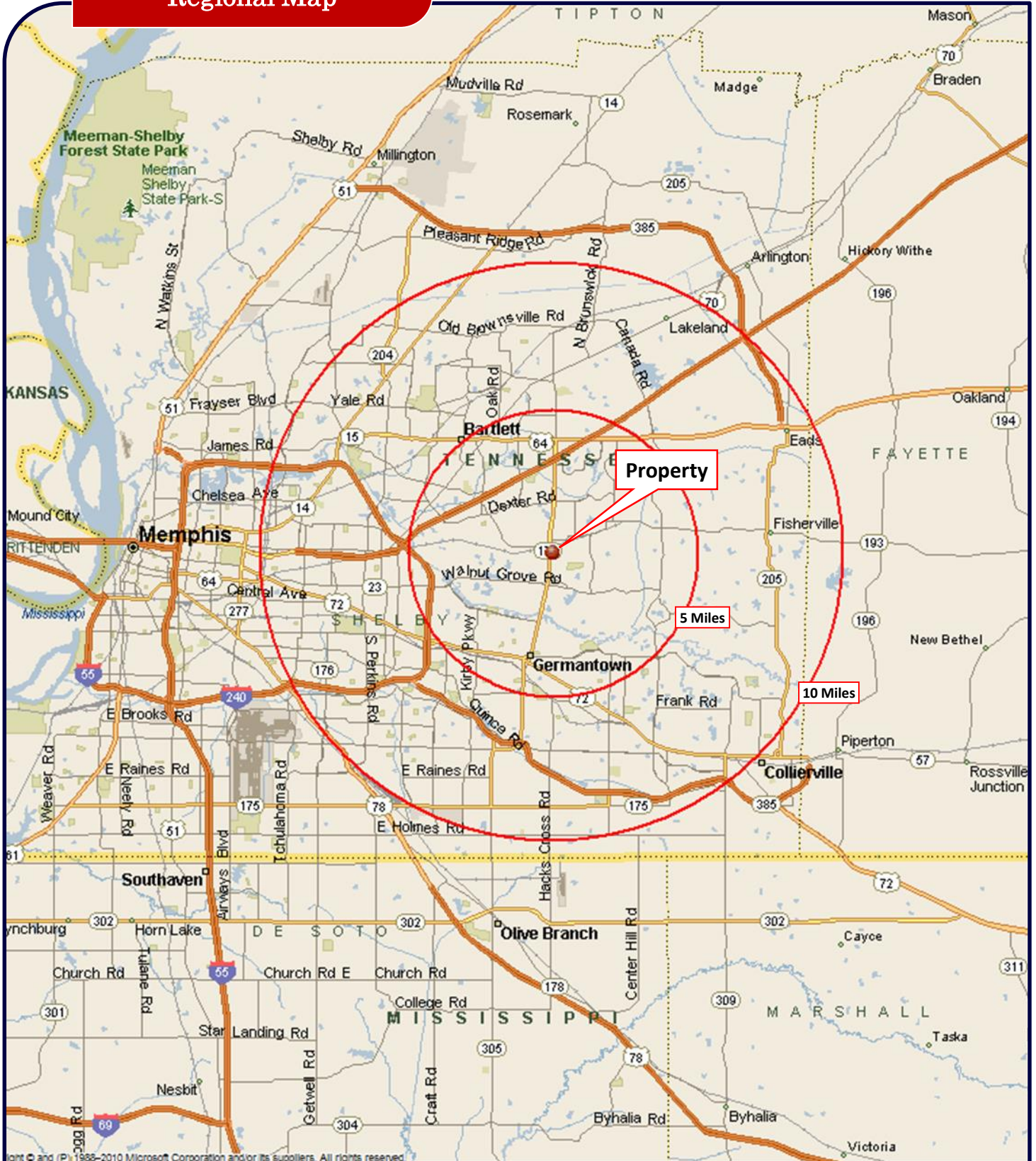
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Area Map



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Regional Map



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Demographics

1 mi radius 2 mi radius 3 mi radius 5 mi radius

	1 mi radius	2 mi radius	3 mi radius	5 mi radius	
POPULATION	2015 Estimated Population	9,619	31,154	59,338	151,216
	2020 Projected Population	9,752	31,569	60,161	153,224
	2010 Census Population	10,013	32,292	61,364	153,783
	2000 Census Population	8,829	25,426	48,212	128,899
	Projected Annual Growth 2015 to 2020	0.3%	0.3%	0.3%	0.3%
	Historical Annual Growth 2000 to 2015	0.6%	1.5%	1.5%	1.2%
2015 Median Age	34.8	34.8	35.7	36.8	
HOUSEHOLDS	2015 Estimated Households	4,342	13,538	24,969	60,421
	2020 Projected Households	4,448	13,878	25,618	61,981
	2010 Census Households	4,424	13,725	25,241	59,944
	2000 Census Households	3,725	10,631	19,618	48,750
	Projected Annual Growth 2015 to 2020	0.5%	0.5%	0.5%	0.5%
	Historical Annual Growth 2000 to 2015	1.1%	1.8%	1.8%	1.6%
RACE AND ETHNICITY	2015 Estimated White	62.6%	61.0%	61.7%	63.8%
	2015 Estimated Black or African American	26.5%	27.7%	27.4%	25.9%
	2015 Estimated Asian or Pacific Islander	5.7%	6.1%	5.7%	4.9%
	2015 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.3%	0.3%
	2015 Estimated Other Races	4.9%	4.9%	4.9%	5.1%
	2015 Estimated Hispanic	5.8%	5.9%	6.0%	6.4%
INCOME	2015 Estimated Average Household Income	\$72,192	\$77,812	\$83,864	\$95,120
	2015 Estimated Median Household Income	\$59,262	\$64,950	\$68,194	\$73,925
	2015 Estimated Per Capita Income	\$32,724	\$33,874	\$35,341	\$38,466
EDUCATION (AGE 25+)	2015 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.0%	1.1%	1.8%
	2015 Estimated Some High School (Grade Level 9 to 11)	3.2%	3.5%	3.6%	4.8%
	2015 Estimated High School Graduate	20.6%	18.6%	18.0%	19.1%
	2015 Estimated Some College	25.0%	25.7%	25.2%	23.2%
	2015 Estimated Associates Degree Only	7.7%	8.2%	7.6%	6.8%
	2015 Estimated Bachelors Degree Only	28.8%	28.6%	28.6%	27.8%
	2015 Estimated Graduate Degree	13.4%	14.3%	15.9%	16.6%
BUSINESS	2015 Estimated Total Businesses	694	1,641	2,386	7,691
	2015 Estimated Total Employees	7,652	16,250	28,502	110,980
	2015 Estimated Employee Population per Business	11.0	9.9	11.9	14.4
	2015 Estimated Residential Population per Business	13.9	19.0	24.9	19.7

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