



**WOODCREST**  
CAPITAL, LLC

# Hickory Commons

6472 - 6554 Winchester Rd | Memphis TN

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**

**Outparcel: 1,620 SF**  
**1,600 SF**



- 185,550 SF Center
- Shelby County, Tennessee
- Large Parking Field
- Great Visibility & Access

Type	PSF
NNN's	\$ 1.98
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	15,961	109,718	208,254	406,256
Households	7,592	41,531	80,013	153,009
Average HH Income	\$44,490	\$65,118	\$81,391	\$55,747

\* 1, 3, and 5 mile radius data provided by Placer.ai using the Census 2019 ACS dataset

\*\* True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen within a 1000ft radius from 8/1/2021-7/31/2022 as calculated by Placer.ai using the Census 2019 ACS 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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