

THE SHOPS AT ARLINGTON VILLAGE

SEC OF AIRLINE RD & MILTON WILSON BLVD ARLINGTON, TENNESSEE

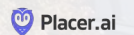
SHOP COS.
DEV.

SHOP COS.



#1 KROGER IN TENNESSEE

The new Kroger at The Shops at Arlington Village is the highest traffic location for the brand in the state of Tennessee according to Placer.ai.



John Doubleday / JOHN@SHOPCOMPANIES.COM / 214-960-4849

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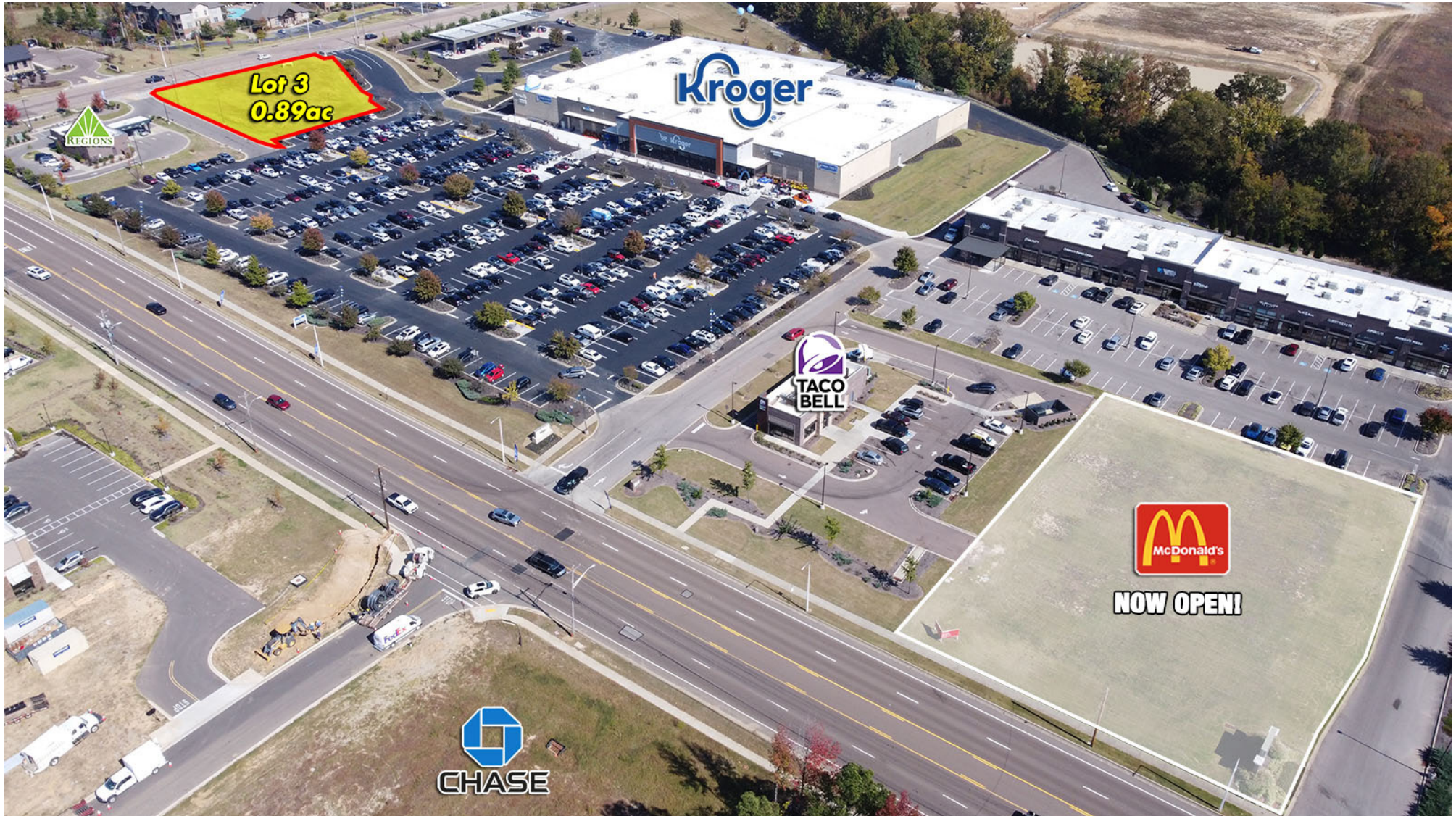
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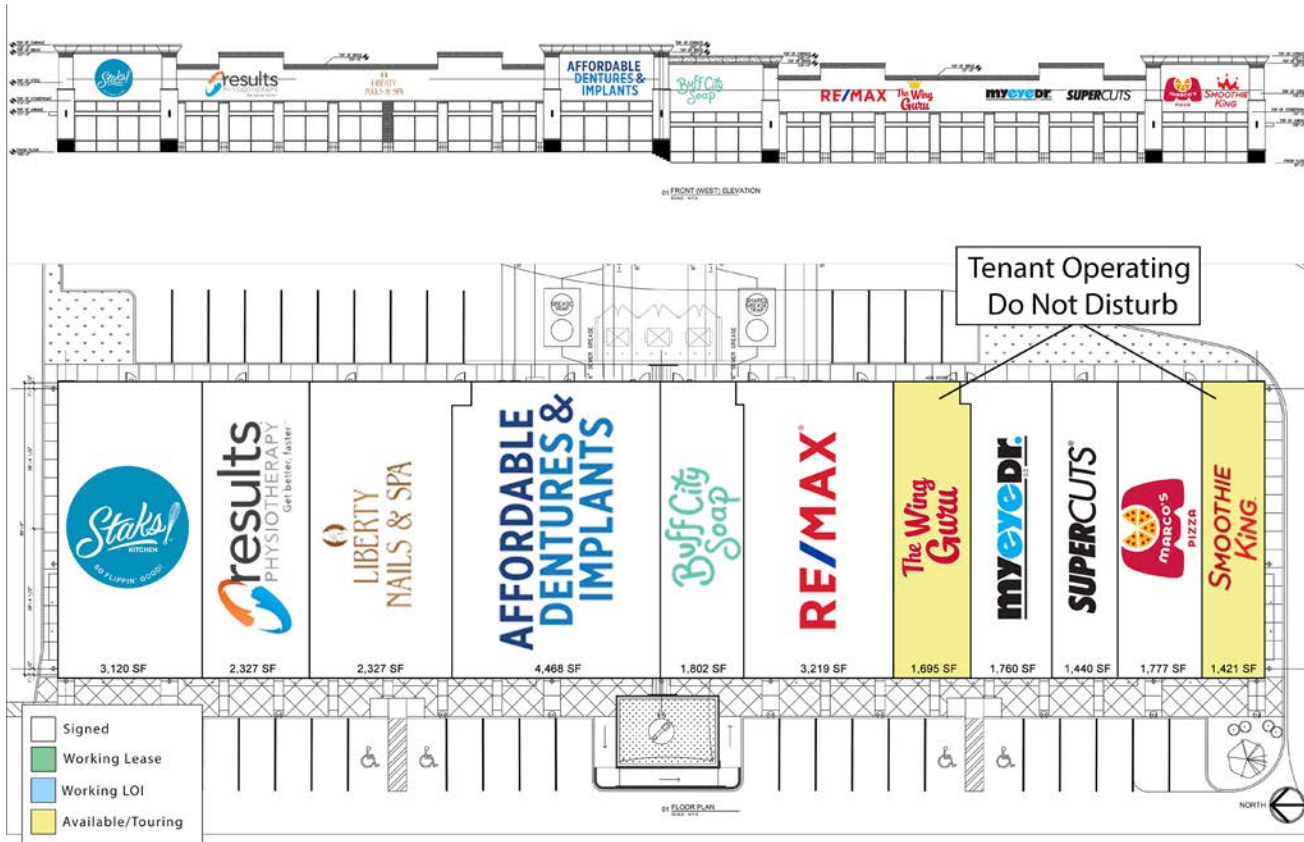
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The Shops at Arlington Village is anchored by a new Kroger Marketplace (now open) at the SEC of Airline Rd and Milton Wilson Blvd. Arlington is located 20 miles northeast of Memphis, and is the fastest growing city in the Memphis MSA, expanding by more than 350% in the last decade.

Arlington is home to the largest high school in the state of Tennessee, the new Baptist Medical Campus and is the closest city to the new Ford Blue Oval development which will employ a workforce of more than 6,000. In addition to a great local school system Arlington's draws include great parks, trails, sports facilities and the lowest property taxes in Shelby County.

TRAFFIC COUNTS

o I-40:	47,472 VPD
o Airline Rd:	17,183 VPD
o Milton Wilson Blvd:	7,382 VPD

MAJOR EMPLOYERS



DEMOGRAPHICS

	3 mile	5 mile	7 mile
Population	17,422	27,207	54,242
Annual Population Growth	2.34%	1.97%	1.61%
Med. HH Income	\$121,873	\$125,422	\$114,632
Med. Home Value	\$369,836	\$429,412	\$412,531

AREA RETAILERS



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