



The Shops of Saddle Creek

Germantown, TENNESSEE

Key Retailers

- Apple
- Banana Republic
- Coach
- J.Crew
- Talbots
- Vera Bradley
- Williams Sonoma

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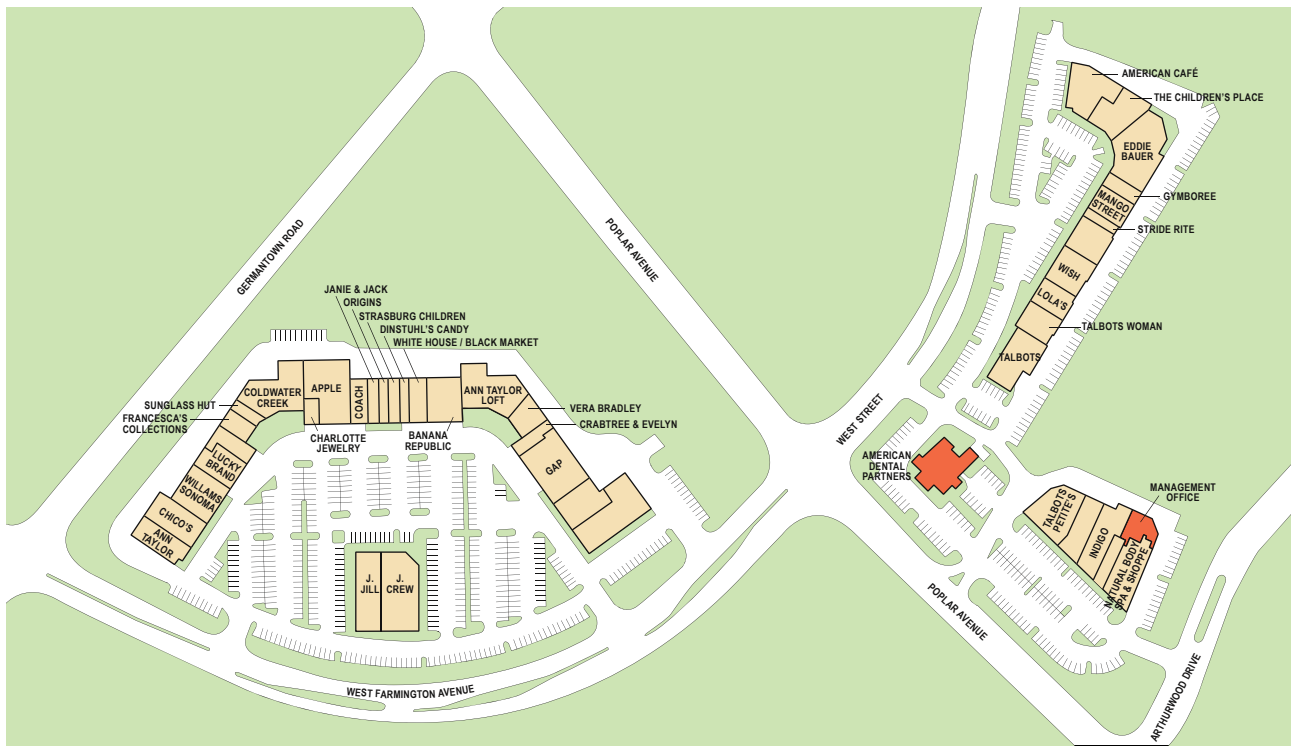
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Center at a Glance

- The first shopping center developed as a lifestyle center and recognized as a fashion leader in the Memphis region for more than 20 years
- Located in Germantown, one of Tennessee's most attractive and vibrant communities with a median home value of \$413,000
- The average household income in Germantown is \$137,500 with over 60% of the residents holding a college degree
- The 38139 Germantown zip code is ranked as the wealthiest zip code in Tennessee based on median household income. The 38138 Germantown zip code is ranked sixth in the state
- The Shops of Saddle Creek is the highest performing shopping center on a sales-per-square foot basis in all of greater Memphis
- Over 35% of the retailers are unique to the Memphis market including Apple, Coach, J.Crew and Vera Bradley which is also the only location in the state of Tennessee
- 44% of Saddle Creek shoppers' household income is more than \$100,000 and 25% of shoppers recently surveyed have household incomes greater than \$150,000
- 35% of Saddle Creek shoppers come from beyond its trade-area boundary reflecting a strong regional draw





Site Plan

The Shops of Saddle Creek

Statistics & Demographics

Property Data		
Opening Date		1987
Site		16.66 acres
Parking		730
Total Stores		40
Levels		1
Leasable Area		
Total Center GLA		142,876 s.f.
Center Shops		140,947 s.f.
Trade Area		
	3-Mile Radius	5-Mile Radius
Population	62,754	181,558
Total Households	24,905	71,721
Avg. Household Income	\$113,721	\$91,272
Median Age	42.7 yrs.	38.3 yrs.

Source: DemographicsNow - Q4 2008

Location Map



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