



The Shops of Saddle Creek

Germantown, TENNESSEE

Key Retailers

- Anthropologie
- Apple
- Banana Republic
- Coach
- J.Crew
- Talbots
- Vera Bradley

Contact Information

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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 communities with a median home value of \$306,983
- The average household income in Germantown is \$145,646 with over 66% 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 48% of the retailers are unique to the Memphis market including Anthropologie, 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

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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	64,940	192,052
Total Households	25,697	75,521
Avg. Household Income	\$111,648	\$91,417
Median Age	43 yrs.	39 yrs.

Source: DemographicsNow - 2010

Location Map



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