



**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 \$303,484
- The average household income in Germantown is \$162,345 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 seventh 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



[www.shopsofsaddlecreek.com](http://www.shopsofsaddlecreek.com)



## 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            | 60,677        | 181,560       |
| Total Households      | 24,861        | 73,606        |
| Avg. Household Income | \$111,850     | \$93,666      |
| Median Age            | 42 yrs.       | 37.6 yrs.     |

Source: DemographicsNow - 2009

## Location Map



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