

7205

WOLF RIVER BOULEVARD

LEASE OPPORTUNITY

4,702-SF Class A, Medical Office Space Located
along the coveted Wolf River Medical Corridor



GERMANTOWN • TN 38138

CBRE

7205 WOLF RIVER BOULEVARD

Building Information



4,702 SF
Premises



2ND-GEN
Medical/Lab



2003
Year Built



3.93/1000
Parking Ratio



COVERED
Overhang for
patient drop-off

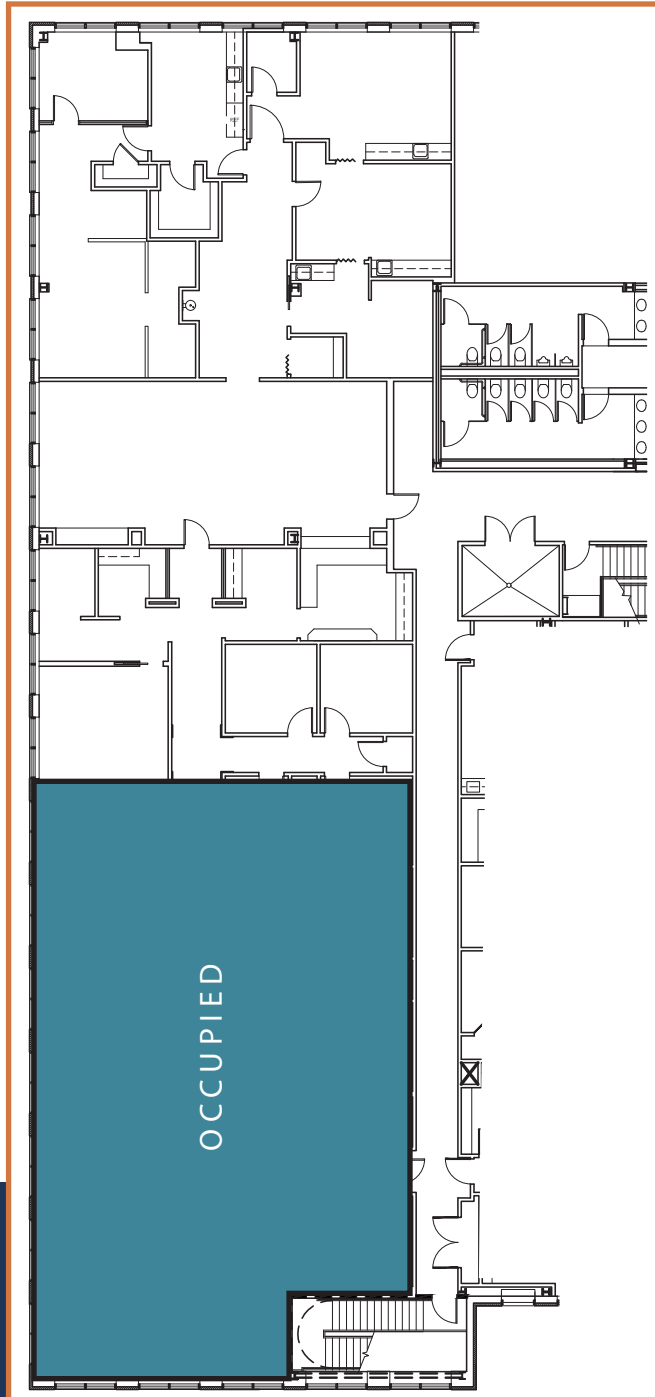
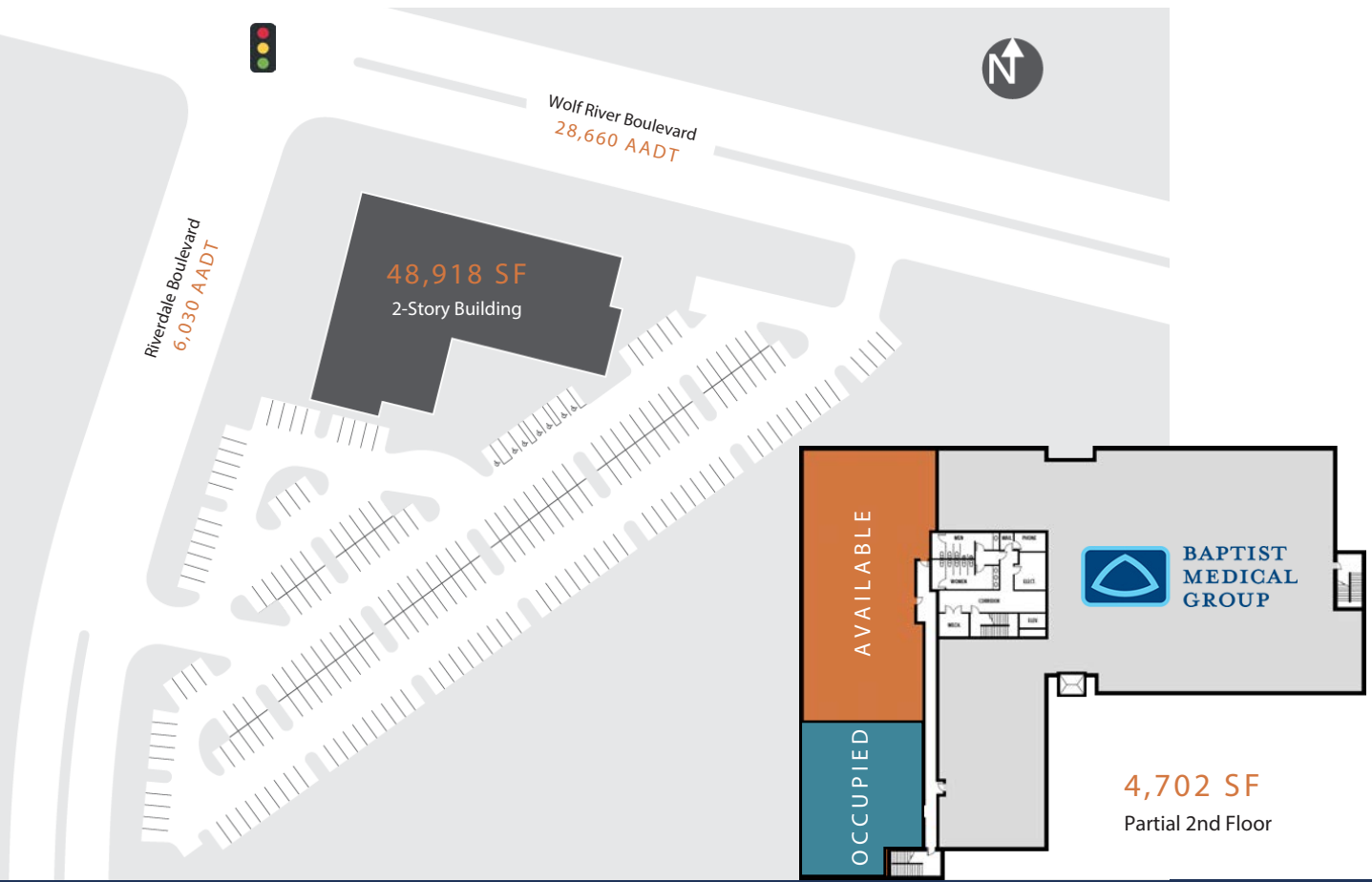


SIGNAGE
Opportunities along
Wolf River Boulevard



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Site & Floor Plan



1 FLOOR PLAN
SCALE: 1/16"=1'-0"
*PRINT ON 11X17 PAPER.
*PLAN NOT FOR CONSTRUCTION.

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Existing Conditions



Premier Suburb of Germantown, TN

PROMINENT MEDICAL CORRIDOR

2.0 Miles



2.35 Miles



3.9 Miles



- + Highly visible along Wolf River Boulevard (28,662 AADT)
- + Strategically positioned in the heart of a medical corridor—proximate to three of the area's major hospitals—just east of the I-240 loop
- + Benefits from the surrounding corporate-rich region which is home to FedEx, Nike, and International Paper Company, among others
- + Affluent surroundings with \$139,917 average household income and \$365,638 average home value in a 3-mile radius



DEMOGRAPHICS 3-MILE RADIUS (2022)



53,829
Population



22,976
Households



\$365,638
Average Home Value



\$139,917
Average HH Income



43.80
Median Age



59.6%
Bachelor's Degree+

Source: ESRI

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