



**Memphis, TN 38119-8207**

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A location here at Kirby, 385 and Quince will serve the major market of East Memphis, Germantown and Collierville. Kirby Gate is like an infill, surrounded by quality dense development and in both the 385 and Poplar Corridor. Kirby Gate area is easily and readily accessible by many major roads by multiple ways (Kirby, Massey, Ridgeway, Quince, Poplar, McVay/Messick, Stout, Germantown, Riverdale, Winchester, Mt.Moriah, 385and 240).

Wills & Wills,LP is the developer and majority owner of the Kirby Gate area with over a half million (500,000) square feet of businesses and acres of land currently in expansion. About 15 of 80 acres are presently under construction for Methodist Hospital's \$9,200,000 Hospice Building, and Memphis Specialty Hospital's \$22,000,000 facility.

Over the past several years, the roads (Quince, Kirby, & Kirby Gate Blvd.) have been widened/built and land removed from the flood hazard zone. The area is rapidly expanding into a busy medical and business center along 385, Kirby and Quince Roads. Kirby/385 interchange is highly used by Germantown/East Memphis/Poplar traffic. 385 is the rapid connection to other areas and to all the medical centers and professional buildings.

Please Note the very high demographic population of 93,913 (average \$80,000 House Hold Income) and the high daytime employment of 95,581 all within 3 miles.

Please read the attached announcement from Acorn Research, a group of scientist and doctors that practice oncology research mostly for renowned West Clinic. They are moving to 6555 Quince Road (from the Forum at Poplar and Kirby) to occupy about 34,000 square feet on all of the 4<sup>th</sup> and much of the 5<sup>th</sup> floor on the corner of Kirby, 385 and Quince. The attached Announcement which also states that according to the Memphis Police crime statistics, 52% fewer crimes were committed in a radius of 6555 Quince (south west corner of Kirby and Quince) than in a radius of the Forum complex ( north east corner of Kirby and Poplar). For more information, Google "Acorn Research LLC, Memphis, TN".

Mid South Nephrology has just received state approval to occupy a new 20,000sf building as a medical expansion next to their current medical facility next to the Extended Stay America Hotel near the corner of Kirby and Mt. Moriah Extended. Also, across Kirby is the Courtyard by Marriot and Lenox Park's, 681,400 square foot office complex.

Phoenix Homes, a psychology group with offices in multiple states, has similar expressions of praise as to why they moved this June to a 6,000 square foot space at 6635 Quince, known as Kirby Gate East Center. They refer to their new space as "The Palace" due to the quality of finish, location, accessibility, safety and quality of management.

Other good things are happening!

**Kroger Grocery** plans a major expansion. **Wendy's here** is one of their best, if not the best. **Starbucks** stays busy with five or more clerks at peak times. Traffic counts certainly seem to have increased from the attached counts at Kirby and Quince, and compare high with the regional traffic volumes. **Quince Road traffic counts exceed Poplar Avenue traffic counts west of Forrest Hill-Irene Road.** See attachments and notice our demographics as listed at the bottom of the Regional Traffic KG attachment.

New lots fronting 385 and Quince at Kirby and westward were recently approved for additional uses for fast food and showroom, other uses include office/specialty medical, hotel, retail and restaurant. Lot sizes vary and may be adjusted for the use from less than 1 acre to 30 acres. These lots could fill a void of services in the area and eastward into Germantown and along Poplar. Building heights to 85 feet for office and hotel and 125 feet for independent living.

A business name exposed to the 115,000+ traffic count on Nonconnah Parkway/385 along about a mile frontage of Kirby Gate should be important name recognition and subconscious reminder/suggestion to patronize a company and their other locations.

Other businesses are: Walgreen's, Subway, Formosa, T.J. Mulligan's, Exlines Pizza, Pak Mail, El Toro Loco, Kirby Wines, Jaguar/Land Rover, Exxon, and BP Circle K. We also have insurance agencies, attorneys, fitness, dentists, doctors, assisted living and nursing and rehab facilities, three churches and a soccer complex. Nearby there are a number of public and private schools and many great neighborhoods.

All are readily accessible to 385/240 interstate, the most traveled in Memphis.

Security One patrols the area 24/7. We keep Kirby Gate a safe clean neat place.

**We can fit the needs of businesses to cost effectively locate here and be profitable.**

You may know some other prospect businesses we may serve.

We look forward to working with you.

Thanks again,  
Walter

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