



GROUND LEASE | SPACE AVAILABLE



# 6482 POPLAR AVENUE

6482 POPLAR AVENUE, MEMPHIS, TN 38120

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## PROJECT SUMMARY

6482 Poplar is a 1.25 acre parcel strategically located on the thriving "Poplar Corridor" with access to a signalized corner in East Memphis adjacent to International Paper's world headquarters, and is in the heart of one of the most affluent areas that also boasts the highest concentration of Class A office space in Memphis.

The existing bank branch building on the parcel is 4,985 SF.

### AVAILABLE

1.25 AC - 4,985 SF Building

Zoning: O-G and C-P

### RATES

*Please Inquire About Pricing*



### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,334	61,206	205,107
Average HH Income	\$153,287	\$108,347	\$92,420
Average Age	43	40	38
Daytime Population	30,086	80,203	139,268

Demographic & Traffic Count Information Provided by Costar and SitesUSA

### TRAFFIC COUNTS

37,818 VPD  
POPLAR AVENUE

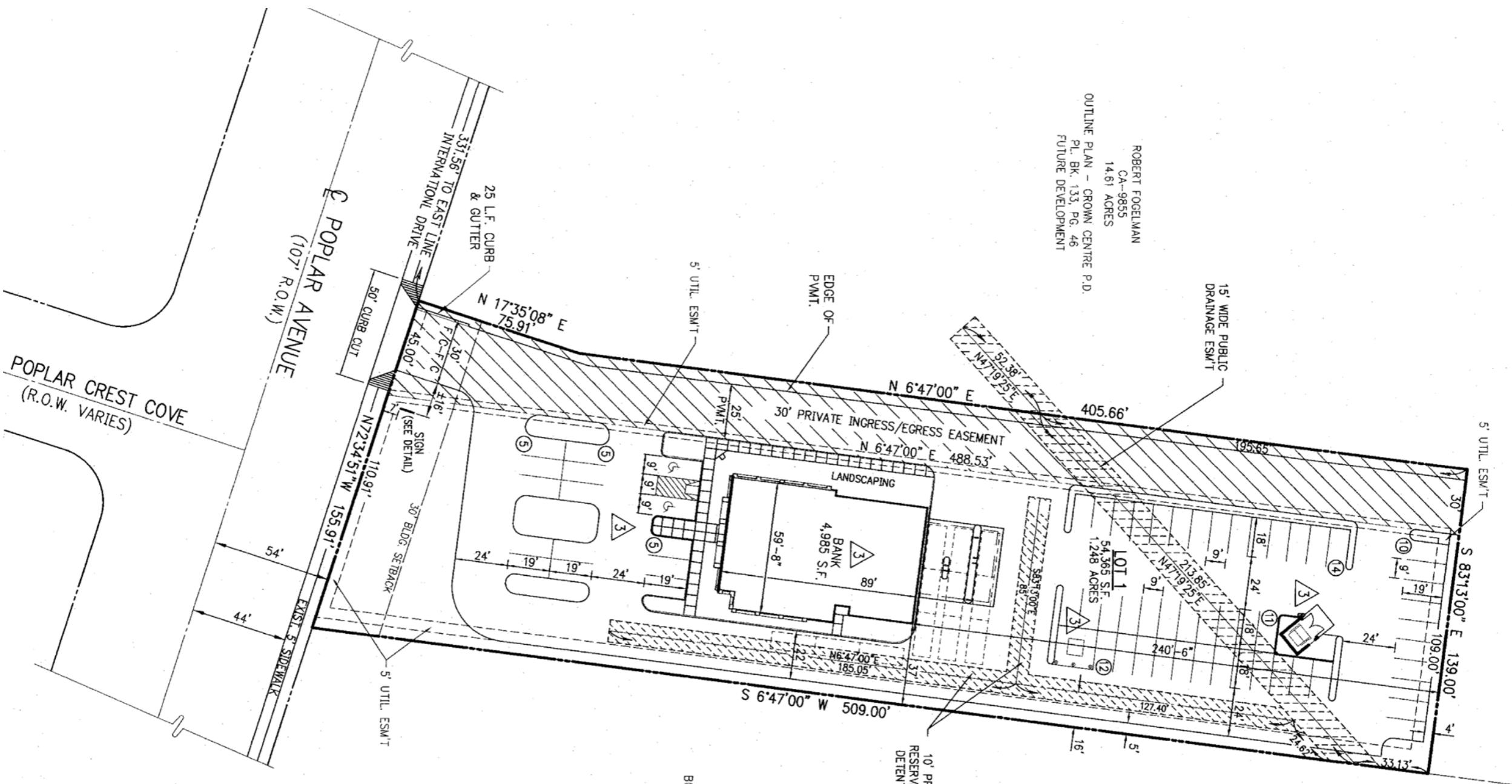
### AREA RETAIL



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PLAT

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 STONECREST  
INVESTMENTS

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AERIAL

