

TRAVURE

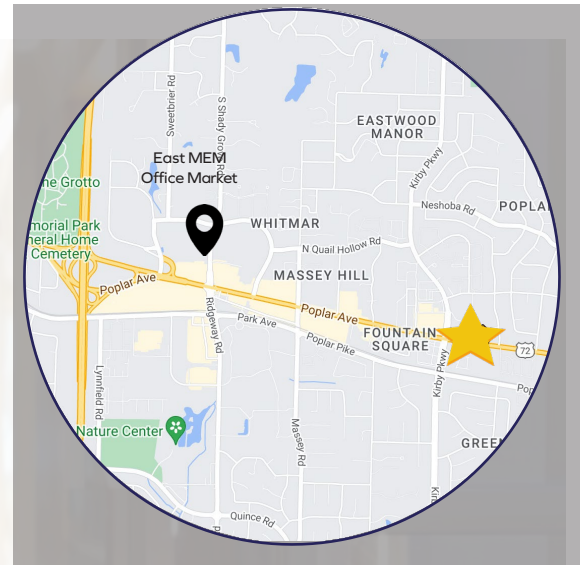
6795 Poplar Ave. | Germantown, TN 38138

NOW LEASING
RETAIL | MEDICAL
OFFICE BUILDING



PROPERTY HIGHLIGHTS

- Rare in-fill Class A development located at the entrance of Germantown's newly re-zoned Western Gateway
- Retail | Medical Office Building fronting Poplar Avenue
- Less than 2 mi away from Methodist LeBonheur Germantown & St. Francis Hospital Memphis, 3 mi from Baptist Germantown, MOGA, Baptist Rehab, and West Clinic makes the site ideal for the medical community
- Signalized intersection on main thoroughfare - Poplar Avenue
- Dual Branded Hilton Garden Inn & Home2Suites on-site
- Covered hangover for patient drop-off
- Ease of access to 240 and 385
- Minutes from shopping/dining in East Memphis and Saddle Creek
- Poplar Avenue Signage Opportunity



GILL
PROPERTIES

FOR MORE INFORMATION:

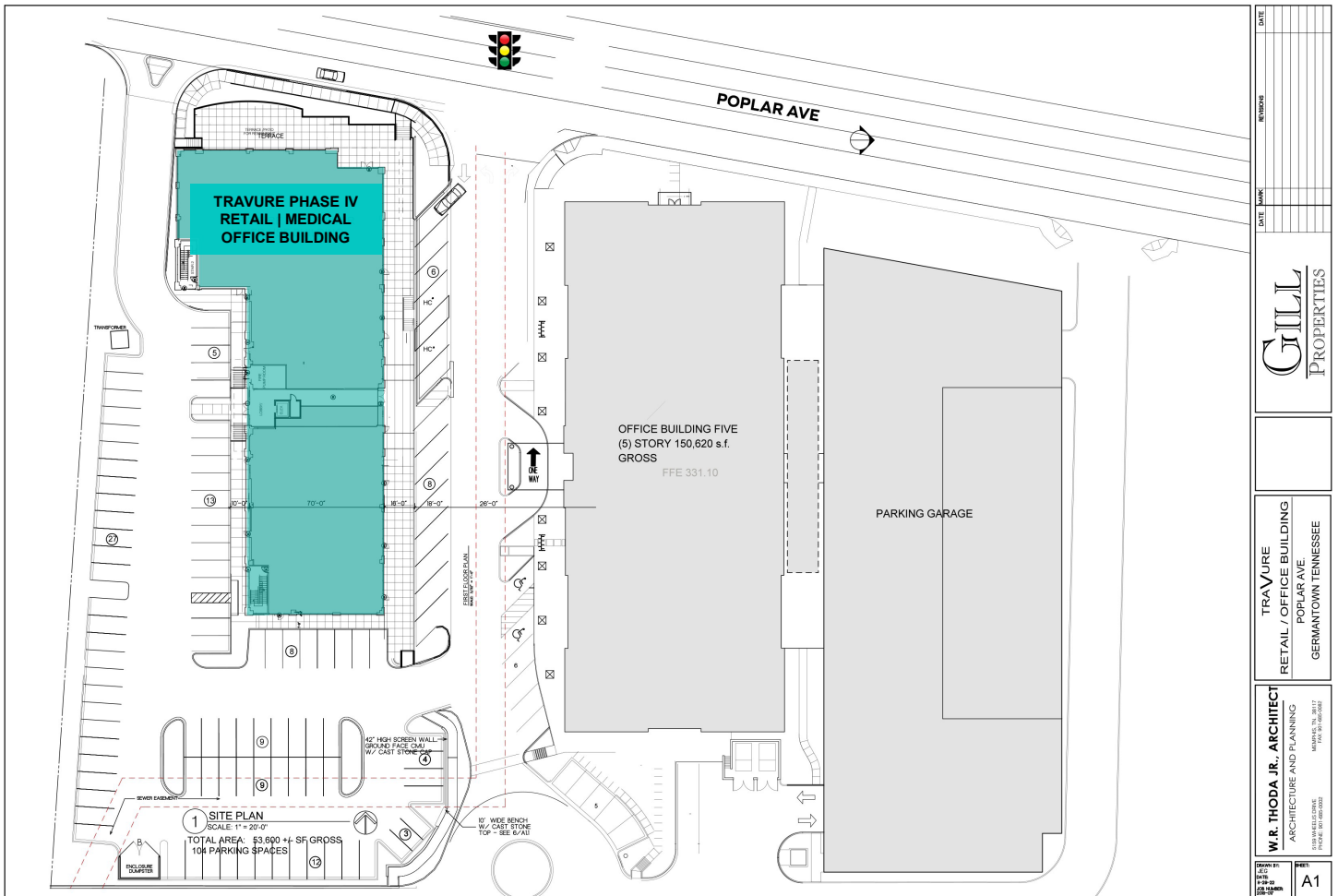
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901.758.1100

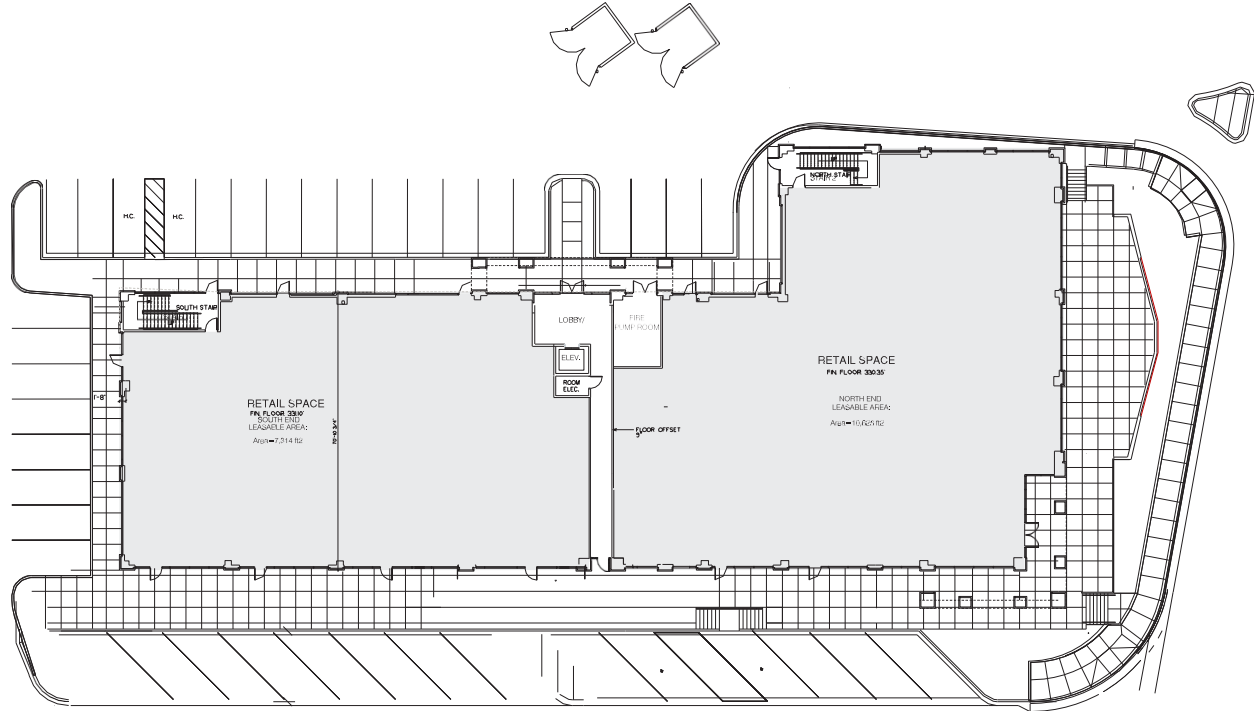
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Retail Opportunities
1st FLOOR CONCEPTUAL PLAN



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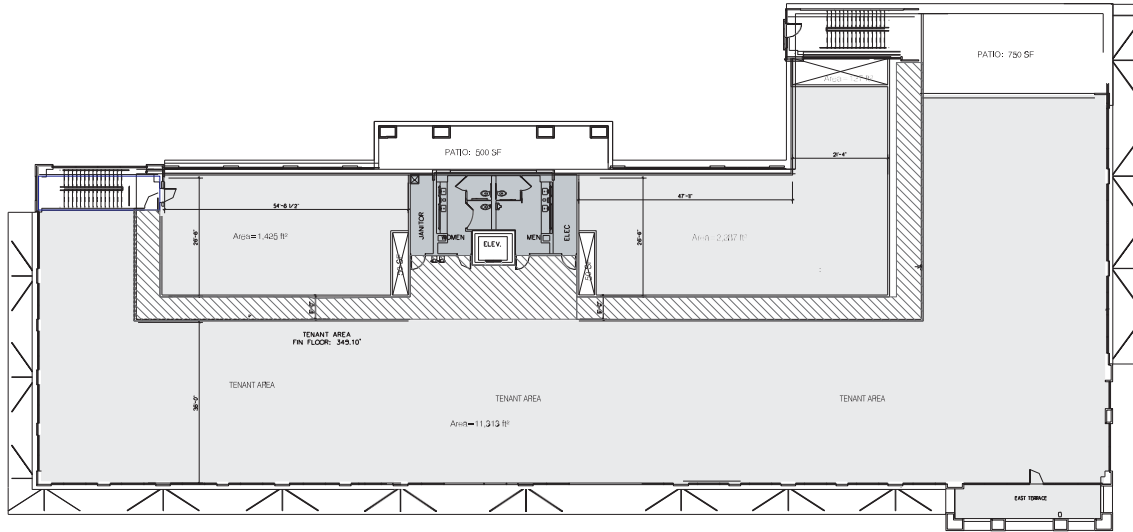
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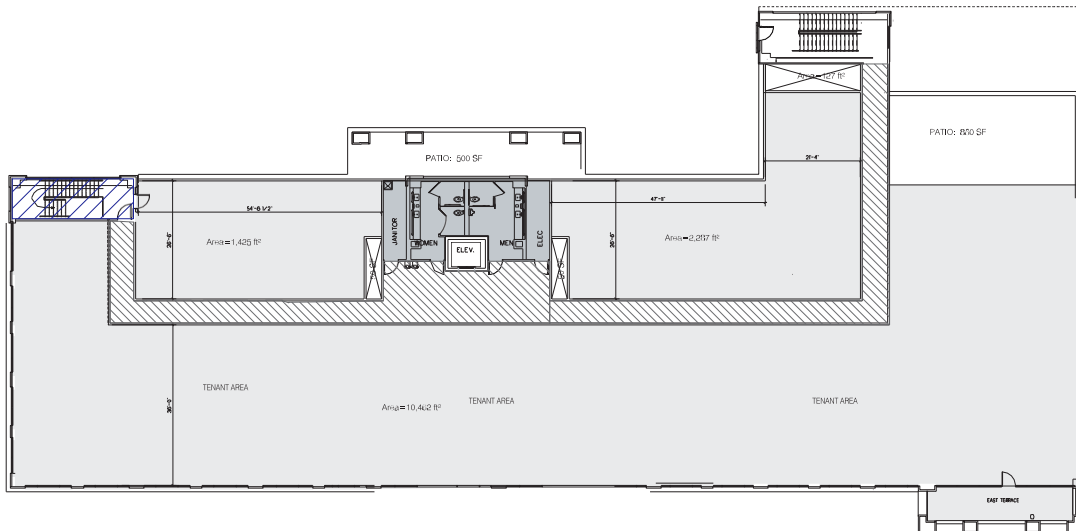
Medical Office Opportunities 2nd FLOOR CONCEPTUAL PLAN



LEASEABLE AREA: 15,025 SF
CORE SPACES: 634 SF
CORRIDORS: 1,662 SF
TOTAL AREA: 17,321 SF

SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0" 

3rd FLOOR CONCEPTUAL PLAN



LEASEABLE AREA: 14,420 SF
CORE SPACES: 634 SF
CORRIDORS: 1,662 SF

TOTAL AREA: 16,716 SF

THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0" 

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DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	9,600	61,023	204,316
Households	4,443	26,462	81,943
Avg. HH Income	\$127,410	\$102,940	\$92,348



Site | TRAVURE

TRAFFIC COUNTS: Poplar Ave. 39,183 VPD
 Kirby Pkwy. 17,817 VPD



<https://gillprop.com/>

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