



NOW LEASING | RETAIL SPACE AVAILABLE



6450 POPLAR AVENUE

6450 POPLAR AVENUE, MEMPHIS, TN 38120

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PROJECT SUMMARY

This 29,257 SF retail project is strategically located on the thriving "Poplar Corridor" on 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.

Area retail and restaurants include Target, Best Buy, PetSmart, REI, Kroger, AT&T, The Capital Grille, Seasons 52, Fleming's Steakhouse, and Ruth's Chris.

AVAILABLE

Suite # - 1,603 SF - Dark Shell

Suite # - 3,597 SF - Dark Shell (Can Be Divided)

Suite # - 2,620 SF - 2nd Generation Medical

RATES | NNN

Base Rent - \$25.00 PSF

Operating Expenses - \$20.20 PSF (2024 Estimate)



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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SITE PLAN

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1	BABALU	5,405 SF
2	CLUB CHAMPION GOLF	2,797 SF
3	AVAILABLE	1,603 SF
4	AVAILABLE	3,597 SF
5	AVAILABLE	2,620 SF
6	BASECAMP FITNESS	2,915 SF
7	EYE SOCIETY	2,400 SF
8	BIG BAD BREAKFAST	3,257 SF
9	FEDEX OFFICE	4,853 SF

6450 - FLOOR PLAN

BUILDING AREA: 29,373 SF GROSS

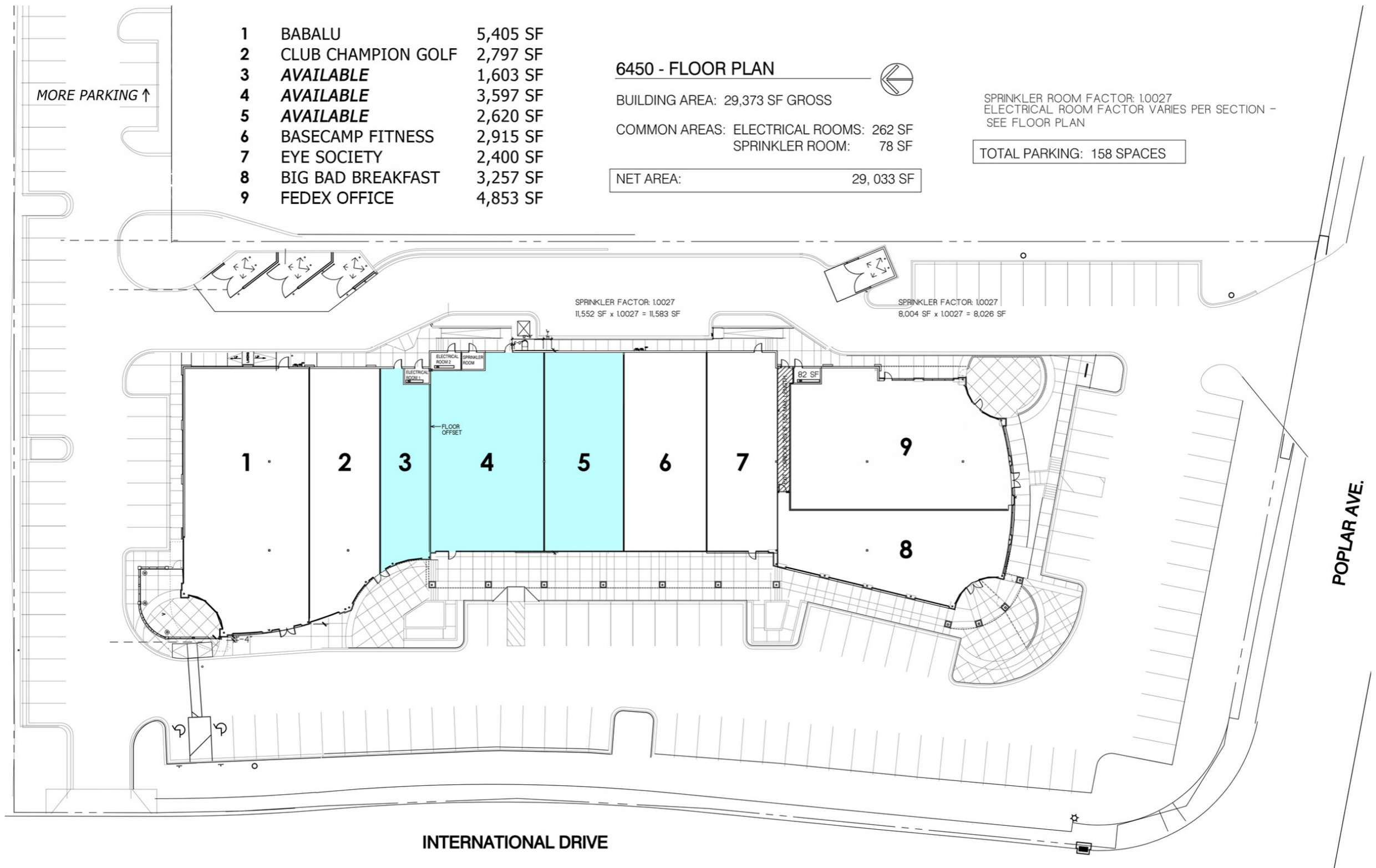
COMMON AREAS: ELECTRICAL ROOMS: 262 SF
 SPRINKLER ROOM: 78 SF

NET AREA: 29,033 SF



SPRINKLER ROOM FACTOR: 1.0027
 ELECTRICAL ROOM FACTOR VARIES PER SECTION -
 SEE FLOOR PLAN

TOTAL PARKING: 158 SPACES



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AERIAL

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