



NOW LEASING | RETAIL SPACE AVAILABLE



# POPLAR COURT

6515 POPLAR AVENUE, MEMPHIS, TN 38120

For More Information : **Jason Polley**  
O: 901.751.5411 | M: 901.674.3219  
E: [jdp@stonecrestinvestments.com](mailto:jdp@stonecrestinvestments.com)

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## PROJECT SUMMARY

Poplar Court is a vibrant 21,977 SF retail center located on the thriving "Poplar Corridor" in East Memphis. With the excellent combination of office, commercial, and residential populations, the area surrounding Poplar Court is one of the most ideal retail locations in the Memphis market.

Area retail includes Kroger, Walgreens, Big Bad Breakfast, Basecamp Fitness, Babalu and many others. The headquarter offices of International Paper are also located across the street from Poplar Court.

### AVAILABLE

Suite #108 - 3,055 SF

### RATES | NNN

Base Rent - \$30.00 PSF

Operating Expenses - \$8.54 PSF (2024 Estimate)



### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,589	205,874	644,593
Average HH Income	\$152,689	\$92,724	\$84,001
Average Age	43	38	37
Daytime Employment	25,877	79,141	138,030

Demographic & Traffic Count Information Provided by Costar and SitesUSA

### TRAFFIC COUNTS



41,242 VPD  
POPLAR AVENUE

### AREA RETAIL



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## SITE PLAN



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AERIAL

