

# NAI Saig Company

## Poplar Avenue Retail

4938-4938 Poplar Ave, Memphis, TN 38117

Real Estate  
For Sale or Lease



Presented By:

Brian Califf, CCIM | Executive VP

[bcaliff@saigcompany.com](mailto:bcaliff@saigcompany.com)

(901) 526-3100





Presented by NAI Saig Company, 4934–4938 Poplar Avenue is a prime retail opportunity in the heart of East Memphis offering 9,998 SF total with 6,113 SF available for lease. Ideally suited for an owner-user or investor, the property features outstanding visibility along the highly trafficked Poplar Avenue corridor, strong surrounding demographics, and convenient on-site parking — making it a premier retail location in one of Memphis’ most established submarkets.

### Property Overview:

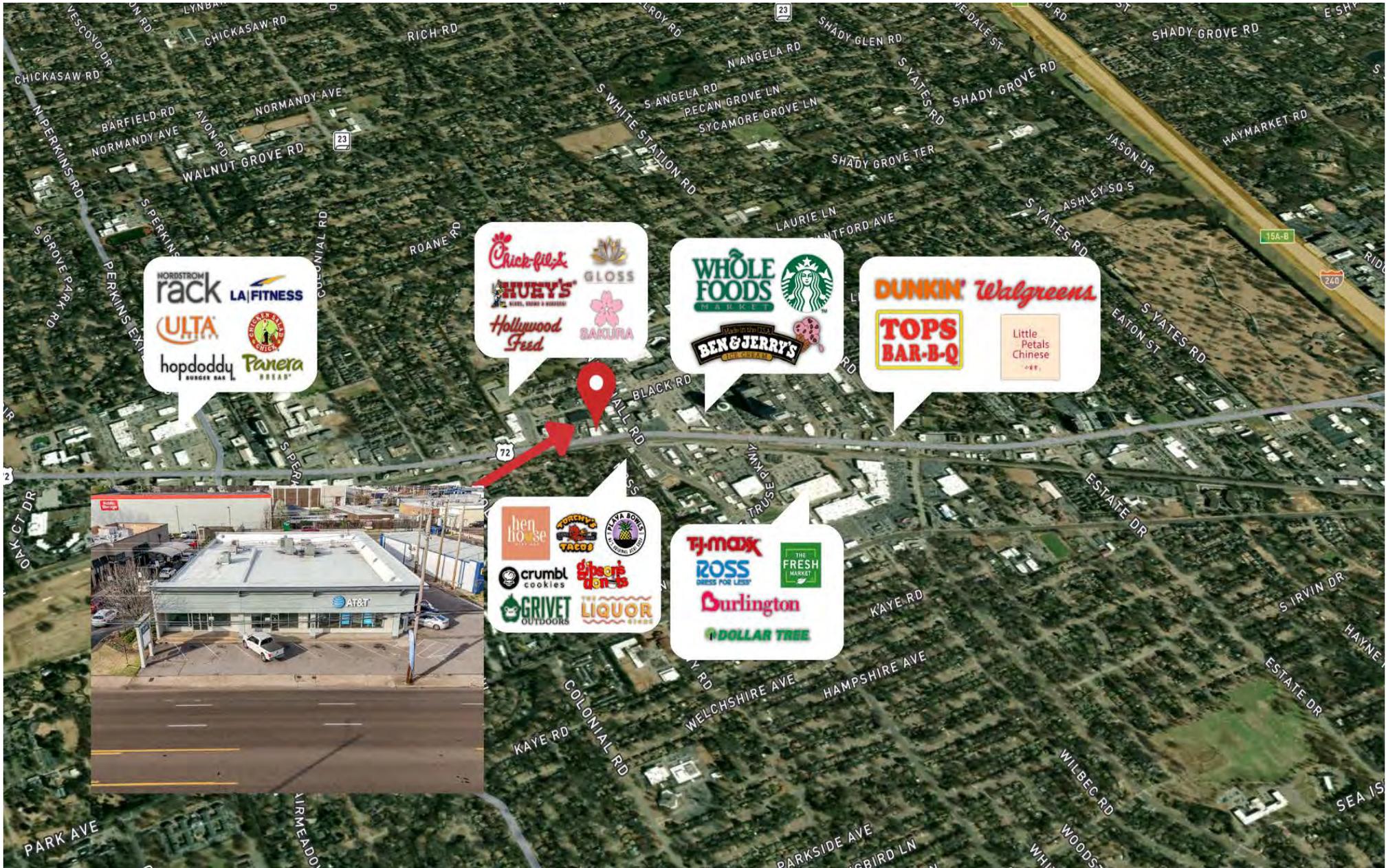
- For Sale or Lease
- Total SF: 9,998 SF
- 2,723 SF and 3,390 SF units available that can be combined for a total footage of 6,113 SF or leased separately
- Asking \$20 PSF NNN with \$4.33 in expenses
- One unit occupied by AT&T
- 29 parking spaces in the rear, and 12 on the front and side of building
- Dedicated, illuminated monument sign for maximum visibility
- Surrounded by a dense mix of national and regional retailers
- Frontage directly on Poplar Avenue with high visibility and strong vehicle counts
- Located near corner of Poplar Avenue and Mendenhall Road near Chick-fil-A
- Ideal for owner-users or investor

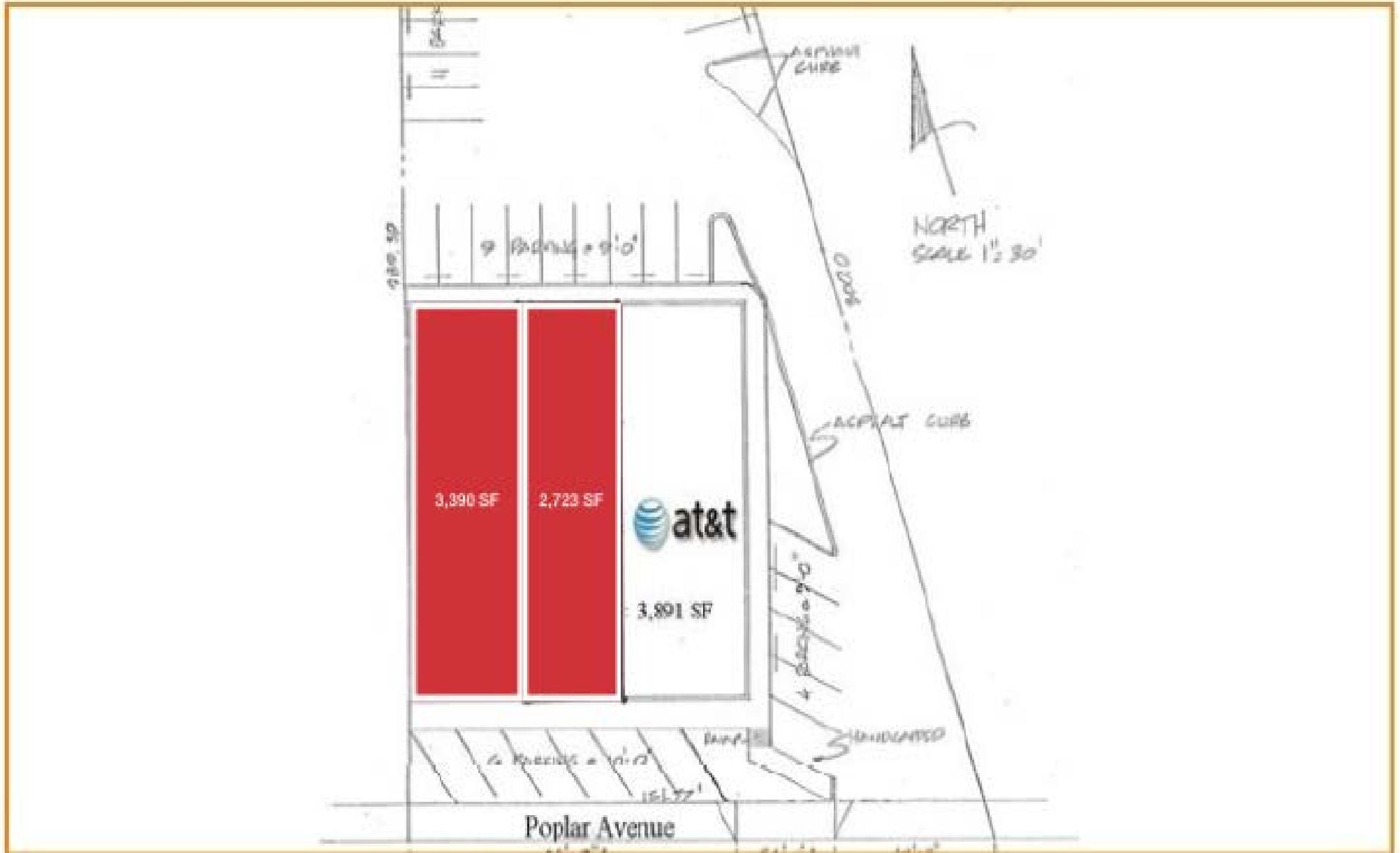




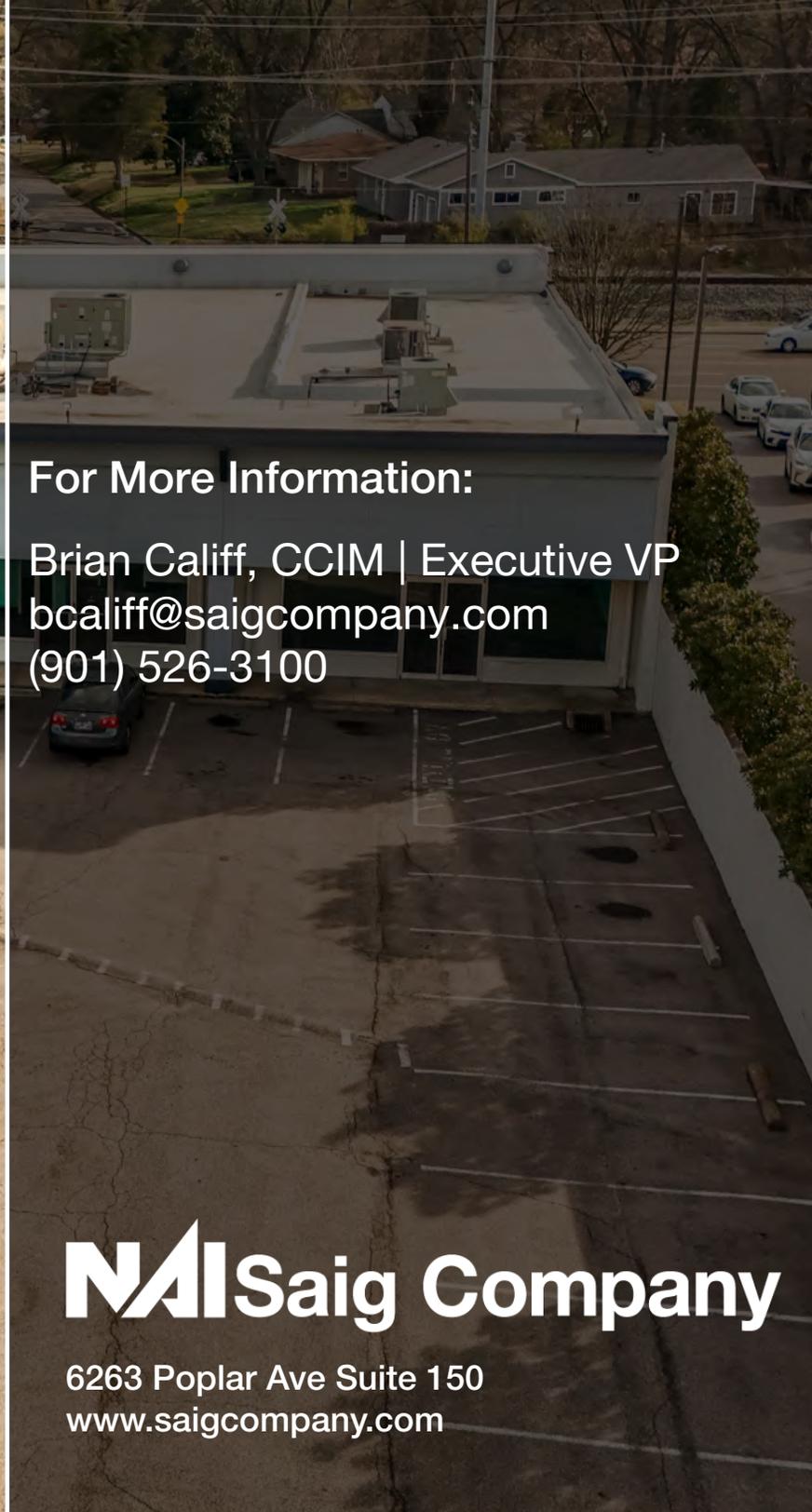
# NAI Saig Company

Retailer Map  
4934-4938 Poplar Avenue, Memphis, TN 38117









For More Information:

Brian Califf, CCIM | Executive VP  
bcaliff@saigcompany.com  
(901) 526-3100

**NAI Saig Company**

6263 Poplar Ave Suite 150  
www.saigcompany.com