



Poplar Avenue Retail

4934-4938 Poplar Ave, Memphis, TN 38117

Retail For Sale or Lease
Memphis, TN

Presented By:

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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 3,885 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
- 3,885 SF Available For Lease November 1, 2026
- 6,113 SF Leased through August 2028
- Asking \$27 PSF NNN with \$4.33 in expenses
- 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



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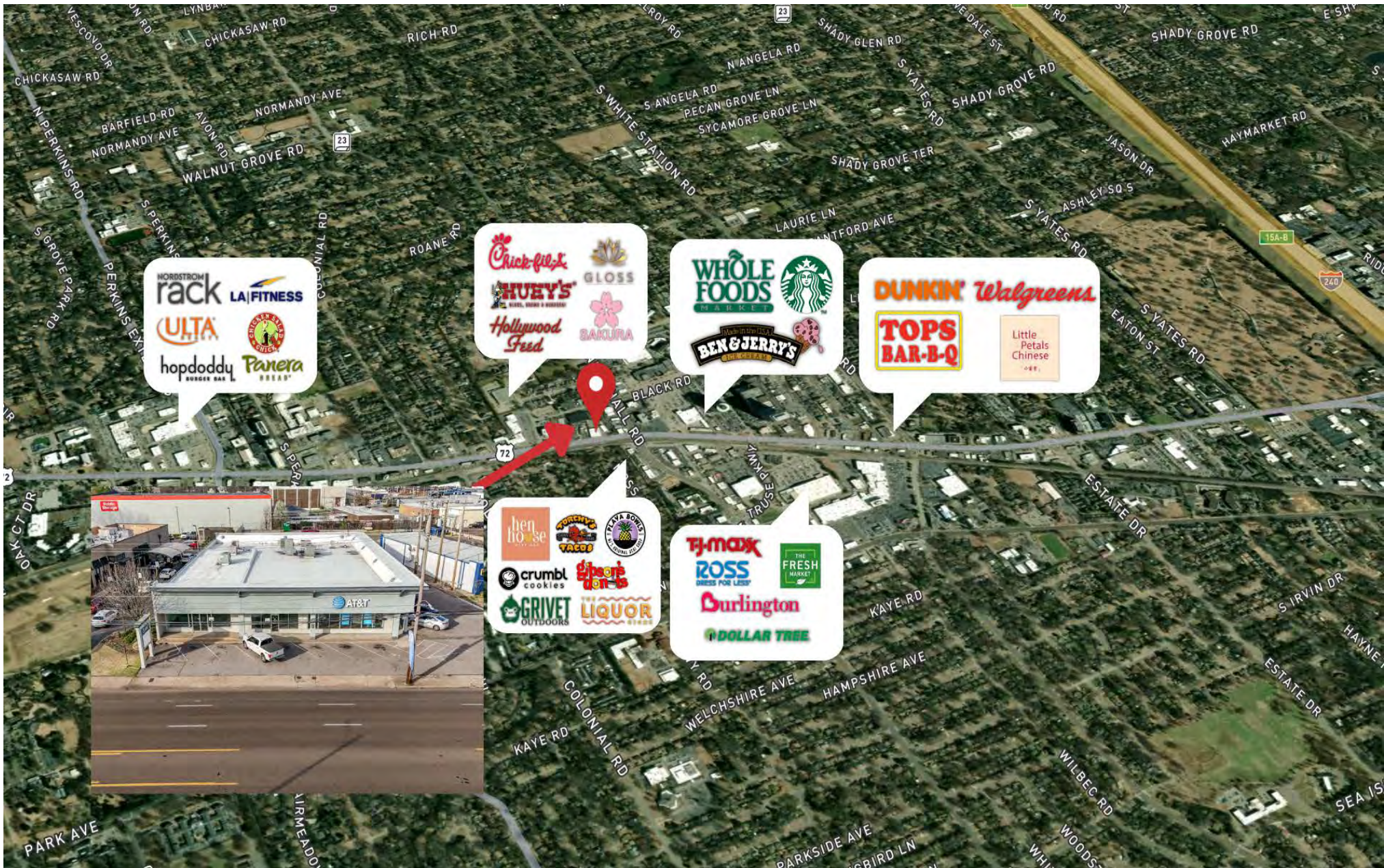
Aerial
4934-4938 Poplar Avenue, Memphis, TN 38117

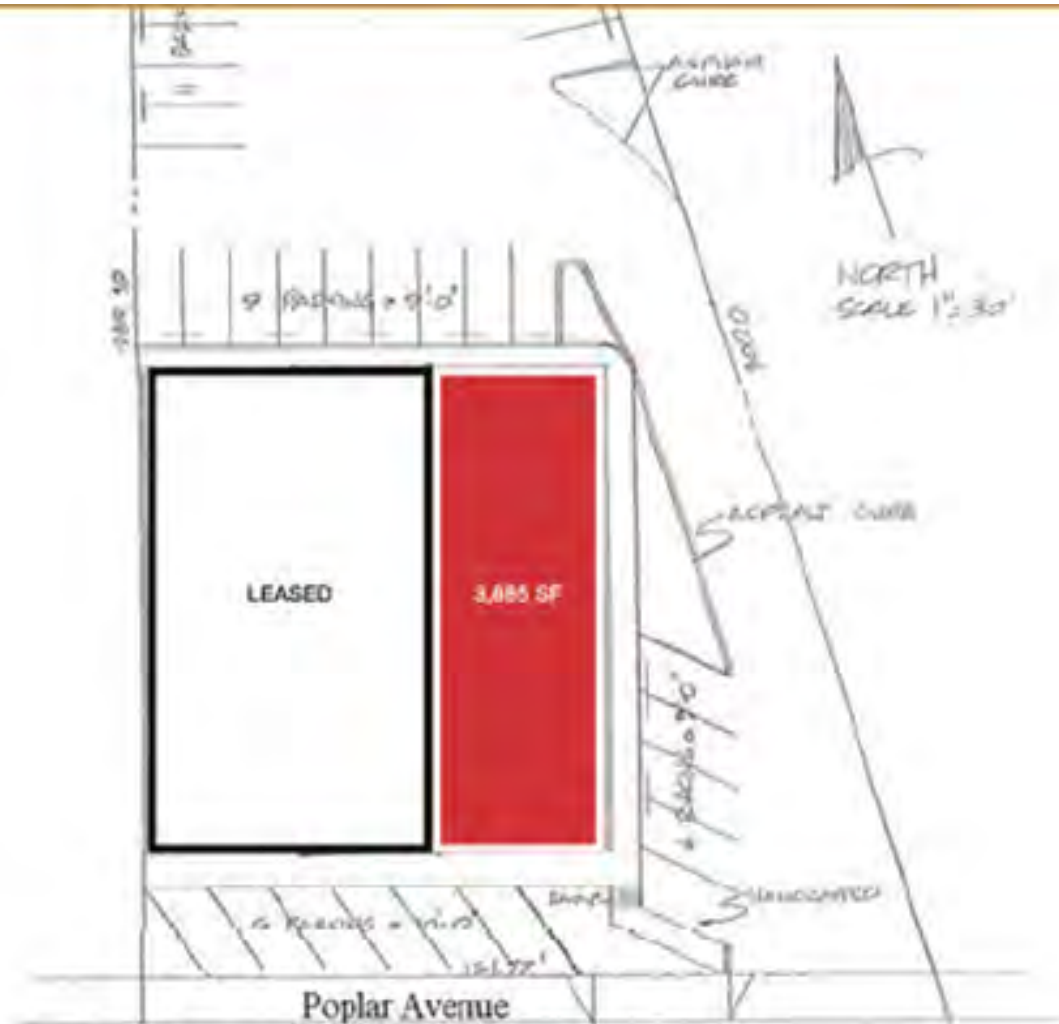


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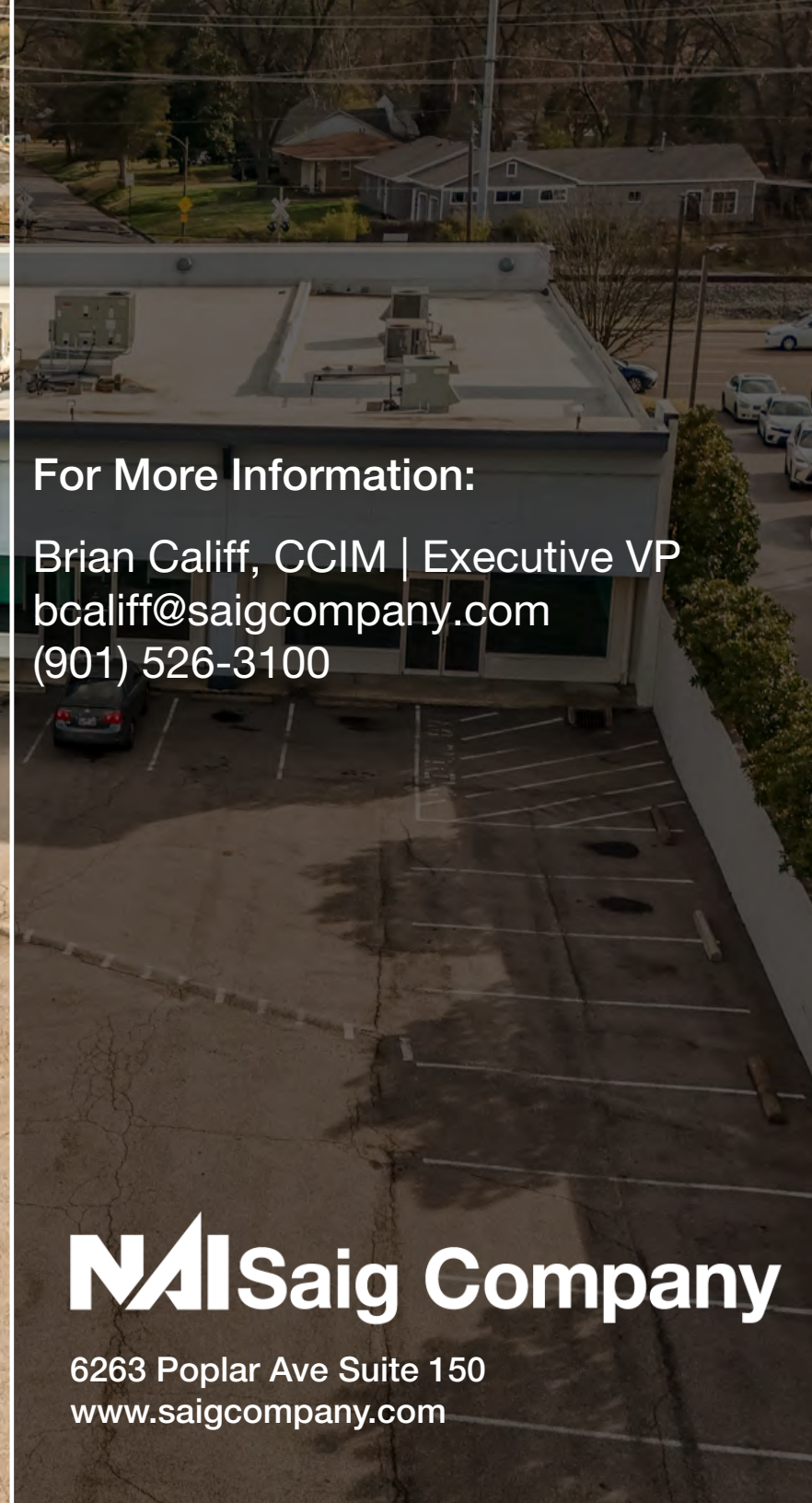
Retailer Map

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For More Information:

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