

BOUTIQUE OFFICE / RETAIL / HEADQUARTERS OPPORTUNITY

# 7642 POPLAR PIKE

GERMANTOWN, TN 38138



CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS

FOR SALE & LEASE



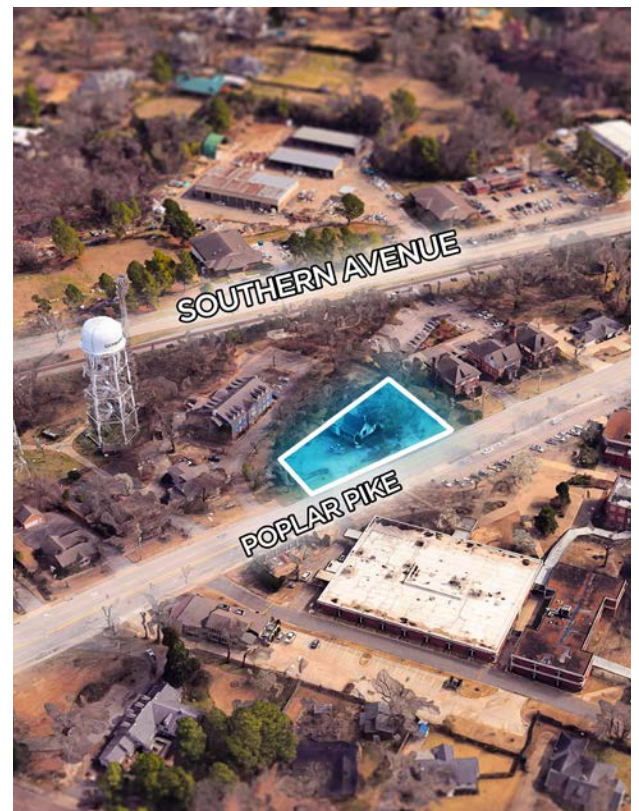
## 4,000+/- SF AVAILABLE

### PROPERTY HIGHLIGHTS

A rare opportunity to acquire one of Germantown's most distinctive commercial properties. Situated along the historic district of Poplar Pike in Germantown, TN, the property consists of three separate structures and offers a unique blend of historic character and modern functionality.

The property features executive offices, conference space, original architectural details, fireplaces, covered porches, outdoor gathering areas, and abundant natural light. Ideal for legal, wealth management, insurance, architecture, design, medical administration, or family office users.

- Three Buildings Included on Site
- Historic 1858 Log Cabin & Early 1900s Commercial Residence
- Two-Story Main Building with Expandable Attic Space
- Climate Controlled Double Garage with full conversion capability for Office/Storage
- Two Restrooms
- 14 On-Site Parking Spaces
- Street Signage on Poplar Pike
- Office, Retail, Showroom, or Headquarters Use



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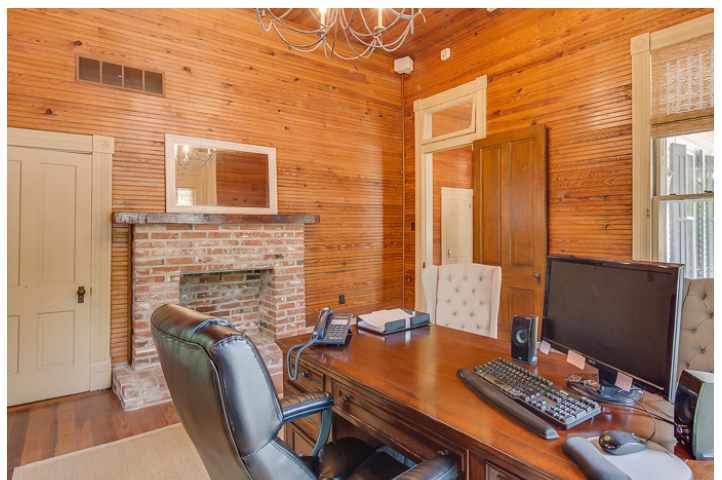
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## THE PROPERTY



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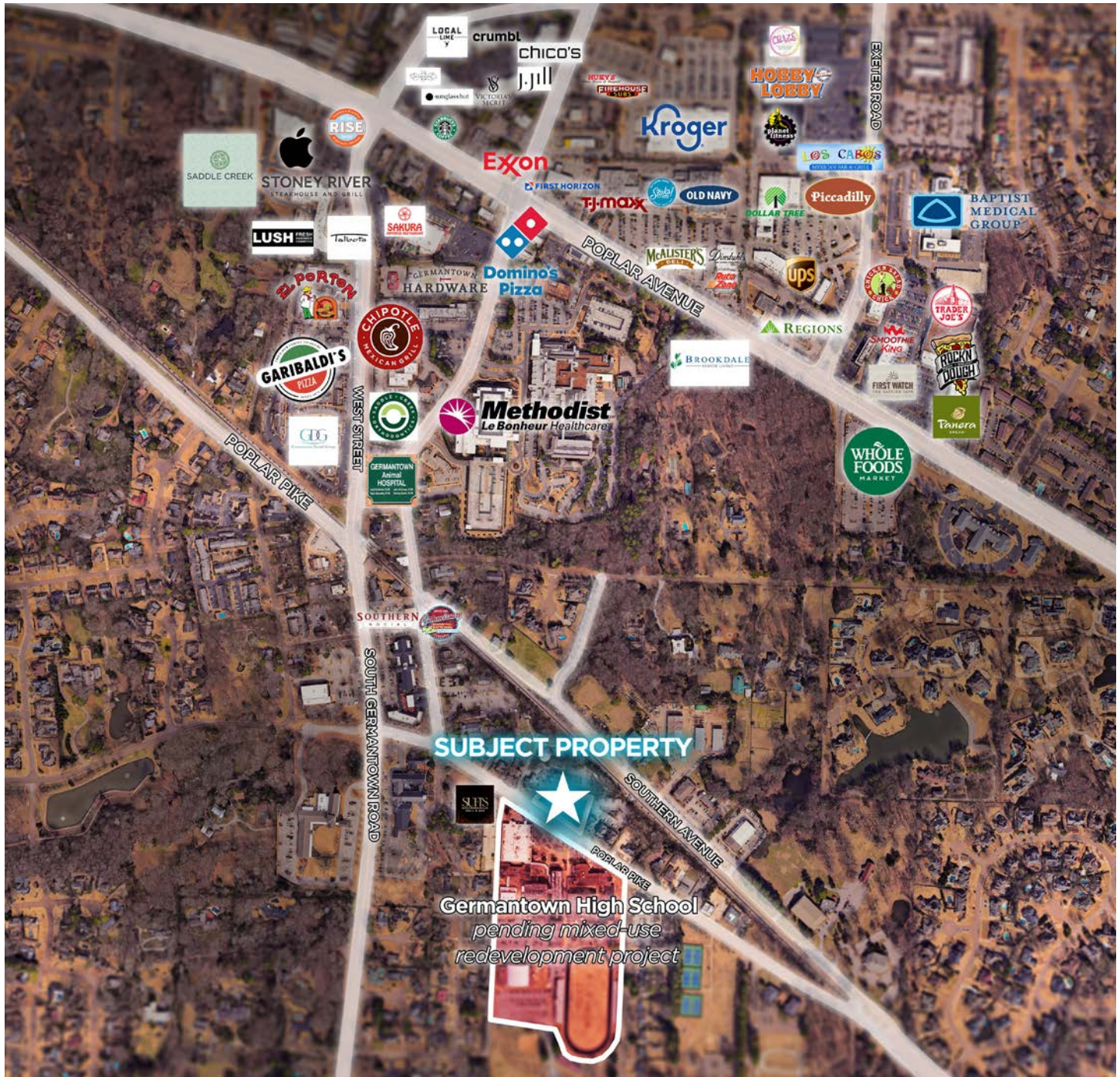
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## AMENITIES MAP



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