



WELCOME TO

TRAVURE PHASE IV

6795 Poplar Avenue
Germantown, Tennessee 38138

Gill Properties is pleased to present this brand-new Class “A” development offering ground floor retail, and future restaurant. Second floor is designed for multi-user office tenants.

Positioned at the entrance of Germantown’s western gateway allowing for optimum visibility and exposure on bustling Poplar Avenue, with traffic counts of 36,913 vehicles per day.

Scheduled for delivery by the end of 2026!





TraVure Phase IV, is a thoughtfully designed retail/office development located in Germantown, Tennessee one of West Tennessee's regions still-growing and most desirable submarkets. Positioned at 6795 Poplar Avenue, this dynamic environment blends hospitality, retail, and office uses to create a walkable community rooted in quality, convenience, and lifestyle.



GILL PROPERTIES IS PLEASED TO PRESENT PHASE IV

Strategically located on Poplar Avenue, and in close proximity to I-240 & SR 385. TraVure is surrounded by national retailers, office parks, and affluent neighborhoods, offering unmatched accessibility and built-in traffic. The site is walkable to residential units and adjacent to Germantown & East Memphis' robust population, making it an ideal home for service providers, boutique retail, wellness concepts, and professional offices.



WELCOME TO COMMUNITY



NEED INSPIRATION?

This new addition presents a rare opportunity for a retail tenant to establish a presence in one of the city's most active corridors. Whether you're launching a new concept or expanding your footprint, this space offers the exposure and accessibility to support your success!



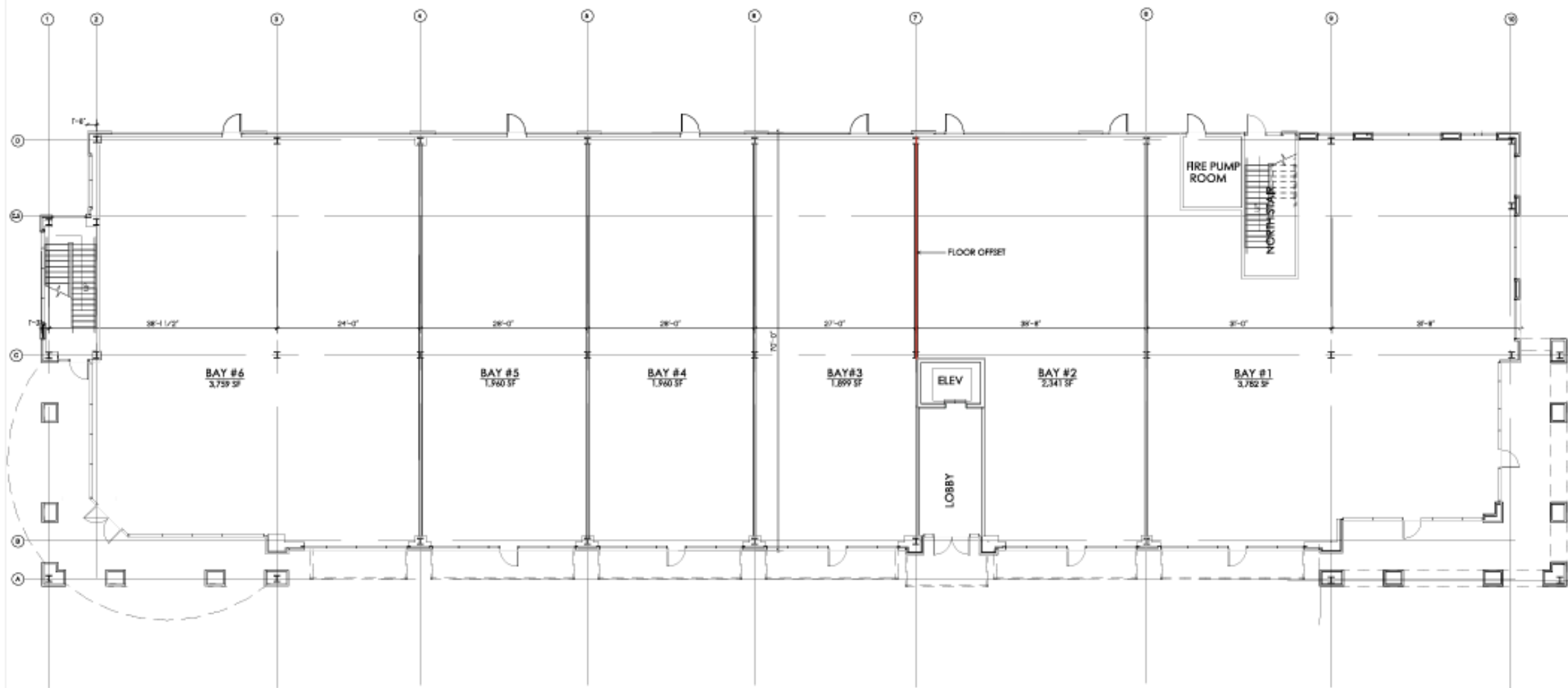
Currently available for lease are up to 15,701 square feet of retail space and 14,727 square feet of office space, with flexible demising options to accommodate a variety of tenants. Whether your business is looking for high visibility street frontage or modern office accommodations within a thriving setting, TraVure offers the visibility, access, and built in customer base needed for long term success.

Great things are happening here....
This will be an incredible place with incredible people.

Anchored by Hilton Garden Inn, Home2 Suites by Hilton and the exceptional TraVure tenants next door at 6815 Poplar Avenue.

WELCOME TO THE FIRST FLOOR

- ✓ With multiple retail suites available, this property is a prime opportunity for a variety of tenants seeking high-exposure retail spaces in the Germantown- East Memphis corridor.
- ✓ Easy access at signalized entrance, ample storefront parking and excellent visibility in a high traffic area.
- ✓ Prime endcap space with Poplar Avenue frontage has GREAT restaurant potential.



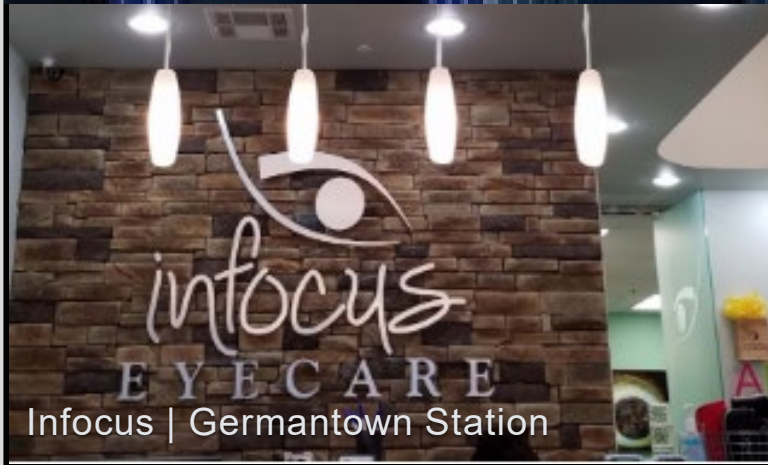
FIRST FLOOR PLAN

Gross Area: 16,640 square feet
Common Area: 469 square feet
Leasable Space: 15,701 square feet

Join our tenant family >



El Mero | Cordova Station



Infocus | Germantown Station



Ivoryology Bridal | Cordova Station



Ocean Blue | Stage Centre

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REMARKS

DATE

REV. NO.

TRAVURE
PHASE FOUR - 2 STORY BUILDING
6797 POPLAR, SUITE 110
GERMANTOWN, TN

A3.1

DATE: 9-19-25

WELCOME TO INNOVATION

TraVure 's 2nd floor offers compatible workspace to motivate both traditional office occupiers and highly creative users.



Ready to Collaborate?



- ✓ Can accommodate a tenant from 1,400 square feet up 14,727 square feet.
- ✓ Competitive rentals rates and negotiable tenant improvement allowances.
- ✓ On-site property management and security



Ready to lease your new offices?

A3.2

DRAWN BY:	JEG
DATE:	9-23-25
JOB NO:	2K24-01



GILL PROPERTIES

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