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TRUSE PLAZA

780 TRUSE PARKWAY, MEMPHIS, TN 38117

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TRUSE PLAZA

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PROJECT SUMMARY

Truse Plaza is strategically located in the heart of East Memphis on an outparcel in front of Home Depot and Kroger at Poplar Avenue and Truse Parkway in Memphis, Tennessee. The co-tenant in the building is The Vitamin Shoppe, a leading specialty retailer and direct marketer of vitamins, minerals, herbs, supplements, sports nutrition and other health and wellness products.

This affluent East Memphis trade area boasts a very dense population and is located on the main commercial corridor connecting downtown-midtown Memphis with suburban communities of Germantown and Collierville.

AVAILABLE

Suite #102 - 4,575 SF

RATES | NNN

Base Rent - \$40.00 PSF

Operating Expenses - TBD



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,715	225,523	723,940
Average HH Income	\$111,638	\$75,269	\$75,663
Average Age	43	37	38
Daytime Employment	15,455	77,246	142,042

Demographic & Traffic Count Information Provided by Costar and SitesUSA

TRAFFIC COUNTS



47,484 VPD
POPLAR AVENUE

TENANT MIX



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SITE PLAN

SUITE	TENANT NAME	SIZE
101	The Vitamin Shoppe	4,000 SF
101	AVAILABLE - MAY 2024	4,575 SF



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AERIAL

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