

Center For Lease - Kroger Outparcel & Freestanding QSR Drive-Thru

COLLIERVILLE SHOPPING CENTER



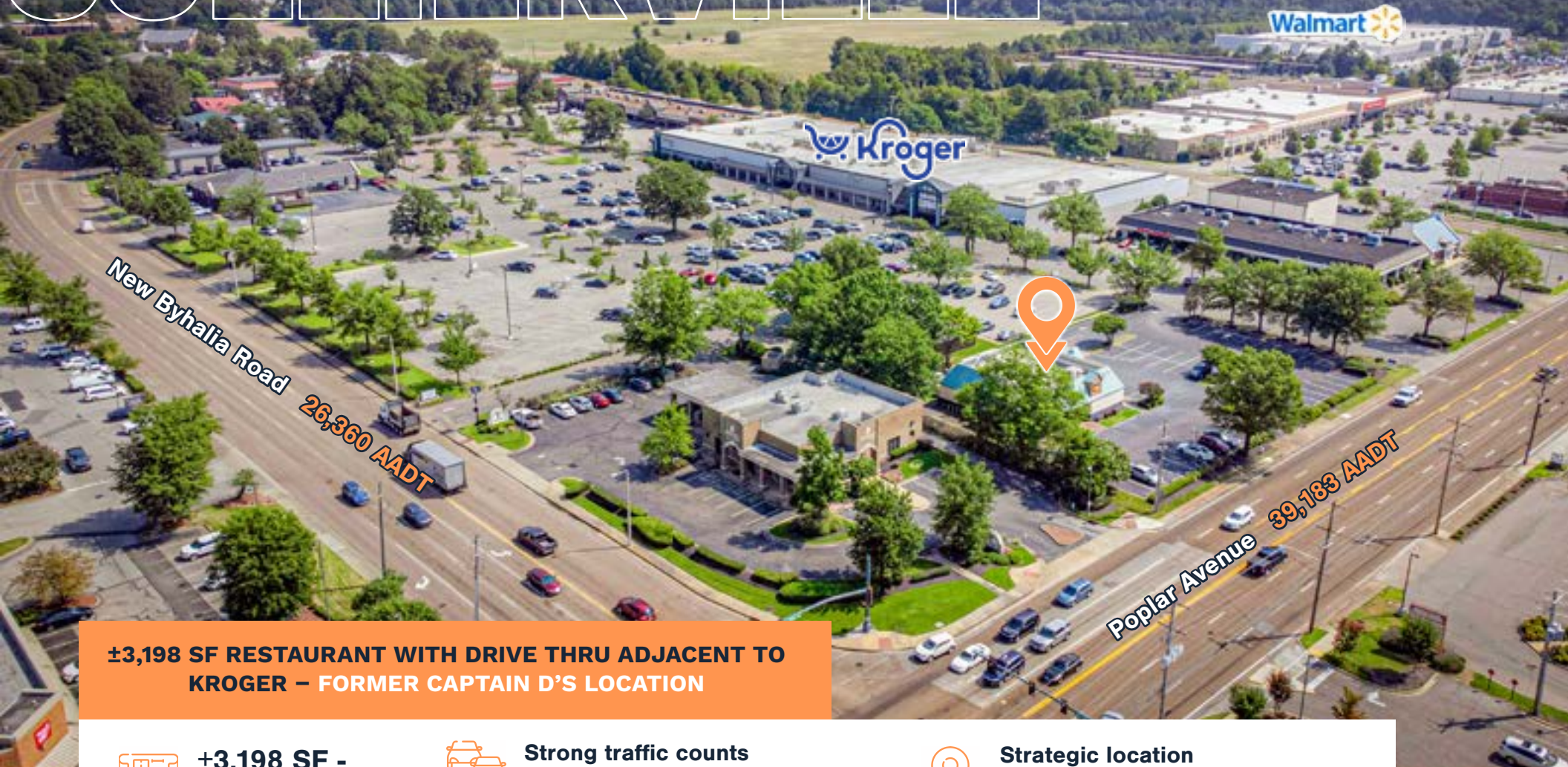
RARE OPPORTUNITY: HIGH-VOLUME KROGER OUTPARCEL FEATURING A \pm 3,198 SF SECOND-GENERATION FAST-FOOD RESTAURANT IN COLLIERVILLE, TN



784 W Poplar Avenue

For Lease

COLLIERVILLE



±3,198 SF RESTAURANT WITH DRIVE THRU ADJACENT TO KROGER - FORMER CAPTAIN D'S LOCATION



**±3,198 SF -
0.9 Acres**



Strong traffic counts
along New Byhalia Road and Poplar
Avenue (26,360 AADT)



Strategic location
in Collierville, an upscale residential
community within the Memphis market

- Collierville High School is the largest public school in Tennessee, educating more than 3,000 students per year
- Nearby Retailers include Target, Lowes, Walmart, and Academy Sports

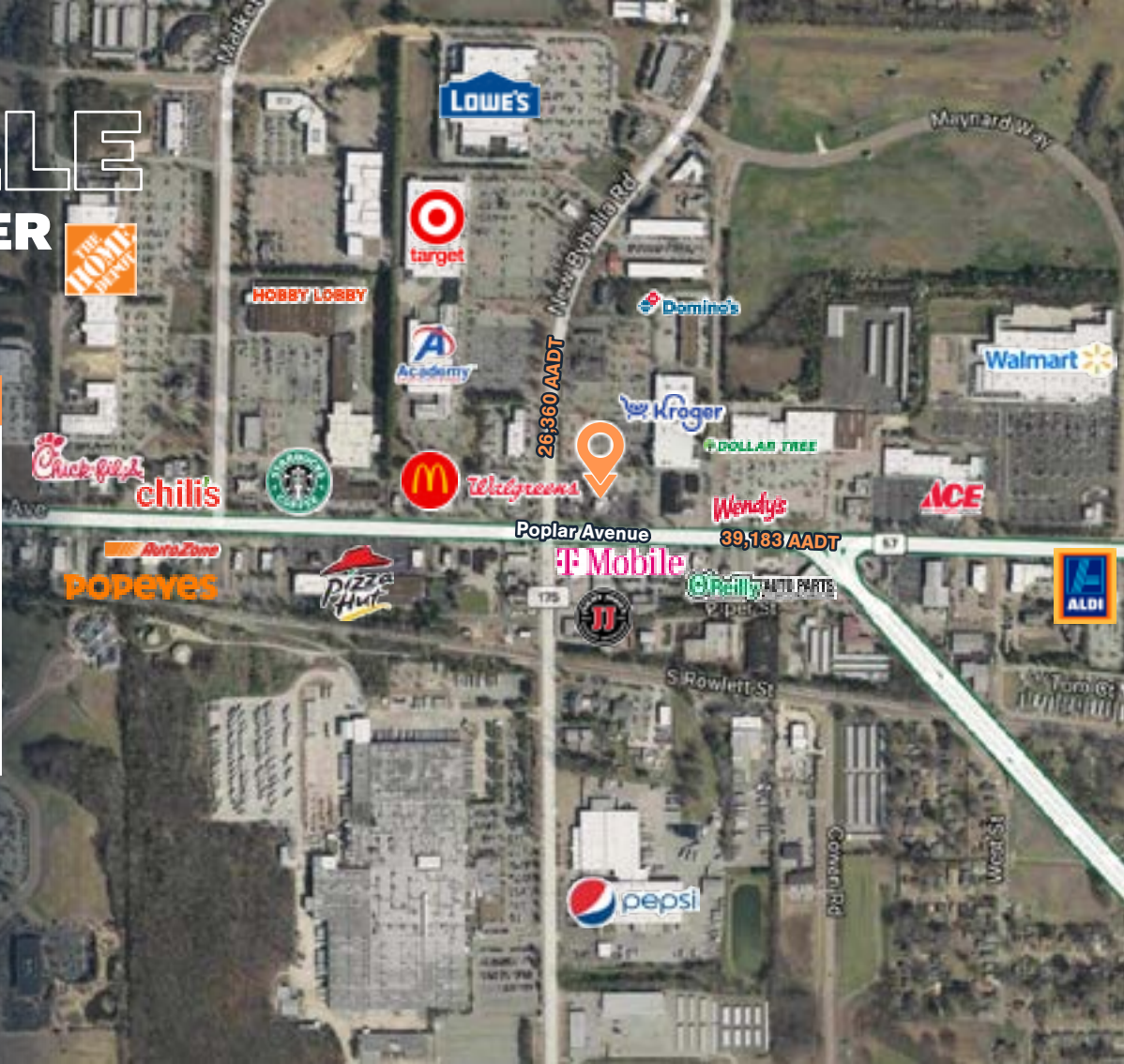
COLLIERVILLE

SHOPPING CENTER

2025 Demographics	1 Mile	3 Miles	5 Miles
Businesses	578	1,522	2,174
Employees	7,725	20,715	29,688
Population	4,551	45,587	68,062
Median Age	45.3	42.8	38.9
Households	1,749	16,512	25,541
Average HH Income	\$148,753	\$174,289	\$183,924
Daytime Population	9,993	44,306	65,806

In Good Company

Join Kroger, Autozone, Hobby Lobby, Walgreens, and Walmart



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Location

±3,198-SF FREESTANDING RETAIL SPACE COLLIERVILLE, TN