

FOR SALE

2847 POPLAR AVE | MEMPHIS, TN 38111



GILL
PROPERTIES

6815 Poplar Ave., Suite 110
Germantown, TN 38138 | 901.758.1100

Offering Memorandum

FINANCIAL OVERVIEW



NET OPERATING INCOME

	<u>2023</u>	<u>2024</u>	<u>2025 YTD</u>
NET OPERATING INCOME	\$178,852.00	\$214,274.04	\$173,623.37



TENANTS

<u>SPACE</u>	<u>RSF</u>	<u>TENANT</u>	<u>LEASE EXP</u>	<u>TERMS</u>
SUITE 101:	4,060 RSF	Xfinity Comcast	12/31/31	Triple Net
SUITE 102:	1,975 RSF	US Army Reserve	4/30/30	Gross at \$60/Annual 3% Increase
SUITE 103:	1,980 RSF	Vacant	-	

PURCHASE PRICE

\$4.25M



CAM SUMMARY

	<u>2023</u>	<u>2024</u>	<u>2025 YTD</u>
INSURANCE:	\$ 2,153.00	\$ 2,549.00	\$1,773.56
PROPERTY TAXES:	\$27,982.56	\$29,567.60	\$18,288.65
GENERAL EXPENSES:	<u>\$44,227.40</u>	<u>\$44,462.79</u>	<u>\$48,874.38</u>
TOTAL CAM EXPENSES	\$74,362.96	\$76,579.39	\$68,936.59



FOR MORE INFORMATION:

Brown Gill | 901.483.9974 | brown@gillprop.com

OFFERING SUMMARY

Asking Price: \$4.25M
Sale Type: Investment
NOI: \$209,480.00

BUILDING OVERVIEW

Property Type: Retail | Storefront
Retail/Office
Building Class: A
Tenancy: Multi-tenant | Tier-1
national credit
Building RSF: 7,420 RSF
Total # Spaces : 3 Suites
Lot Size: .76 AC

Poplar Corner presents a rare opportunity to acquire a Class A, multi-tenant investment strategically positioned at one of Memphis' most iconic intersections—Poplar, Union, and Walnut Grove. Built in 2022, this premier $\pm 7,420$ RSF retail/office asset offers exceptional visibility, modern construction, and strong tenancy, making it an ideal long-term hold in a supply-constrained corridor.

Long-term national tenants anchor the building, delivering stability and predictable income.



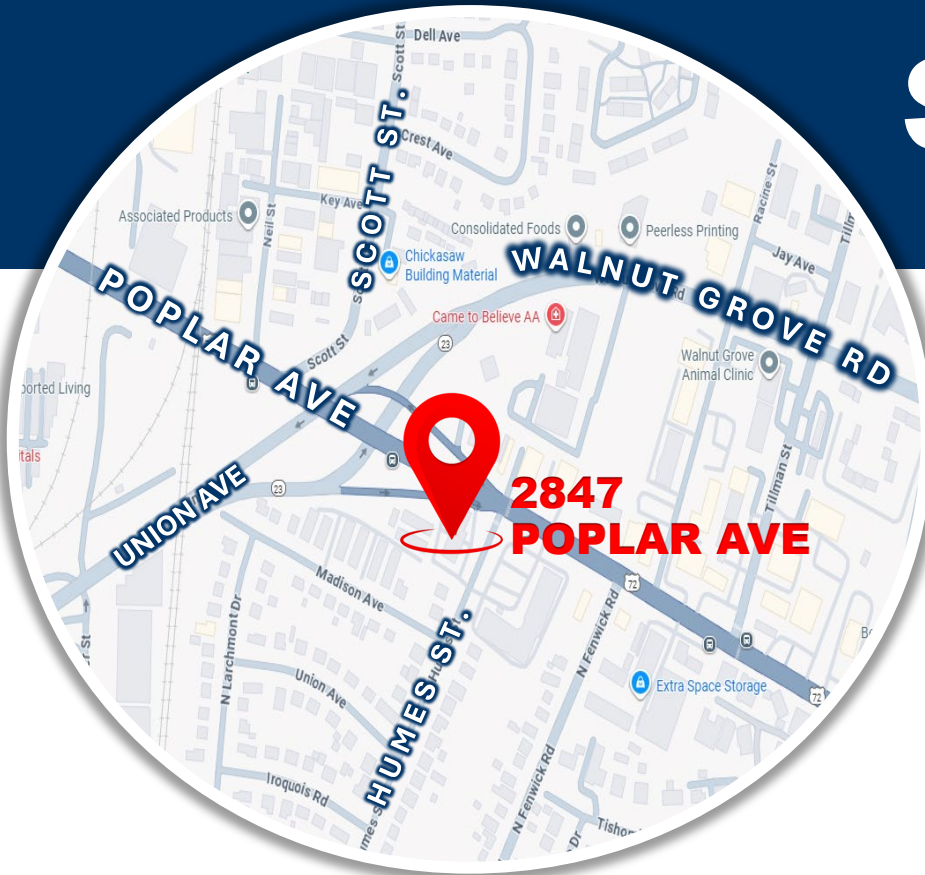
LEASE STRUCTURE (TYPICAL)

Lease Type: Triple Net
Lease Rate: \$30.00 PSF
Lease Length: 5 Years

INVESTMENT OVERVIEW



SITE OVERVIEW



HIGHLIGHTS

LOCATION:	Signalized intersection of Poplar, Union, and Walnut Grove.
BUILDING SIZE:	8,015 SF 7,420 RSF .76 AC
BUILDING CLASS:	A
BUILT:	2022
PARKING:	28 (3.49/1,000)
ZONED:	CMU-1 General
FRONTAGE:	130' Poplar Ave & 81' North Humes St.



DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION	11,037	114,182	247,790
HOUSEHOLDS	4,670	50,390	105,525
HH INCOME	\$76,633	\$71,115	\$63,654



TRAFFIC COUNTS

POPLAR AVE:	30,775+
UNION AVE:	21,095+
WALNUT GROVE RD:	18,215+

GILL
PROPERTIES

FOR MORE INFORMATION:
Brown Gill 901.483.9974



2847 POPLAR AVE | MEMPHIS, TN 38111

Poplar Corner is not just another retail center—it's a **trophy-grade, Class A asset** sitting at one of the **most irreplaceable intersections in Memphis**. New construction, national credit tenants, massive traffic counts, and steep barriers to entry make this one of the **highest-quality small-format investment deals available in the market today**.

This is the kind of property investors hold for decades.



WHY THIS INVESTMENT?

POPLAR AVENUE & THE CITY OF MEMPHIS

PROXIMITY TO MAJOR ECONOMIC DRIVERS

Along with direct access from I-40, Poplar Corner also benefits from strong economic drivers in the immediate area.

Most notably and within minutes:

- **Medical District** – 20,000+ jobs, 10,000 students
- **Downtown Memphis** – 89,000+ white-collar jobs
- **Poplar/I-240 Office Hub** – 100,000+ jobs
- **Over \$14B in capital investment underway**, including
 - St. Jude's \$12.9B expansion
 - \$1.5B Regional One redevelopment

SUPERIOR MARKET DEMOGRAPHICS

Memphis MSA – The 5th largest Metro in the Southeast and 2nd most populated Metro in Tennessee anchored by a diverse, stable economic base.

***MEMPHIS, TN HOME TO 610,920**

EXCLUSIVE POSITIONING ALONG POPLAR AVE

Situated at one of the **highest-traffic intersections in the city**, Poplar Corner benefits from unmatched visibility and seamless access to major commercial routes.





DISCLAIMER

Gill Properties Inc., hereby advises all prospective purchasers of Net leased property as follows: The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Gill Properties Inc. has not and will not verify any of this information, nor has Gill Properties Inc Conducted any investigation regarding these matters. Gill Properties Inc makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Gill Properties Inc expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Gill Properties Inc and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold 'where is, as is.'

CONFIDENTIALITY AND DISCLAIMER: The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Gill Properties Inc., and should not be made available to any other person or entity without the written consent Gill Properties Inc. This Marketing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Gill Properties Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property or any other matter related to the subject property. The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, Gill Properties Inc has not verified, and will not verify, any of the information contained herein, nor has Gill Properties Inc conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.