

SHOPS OF FOREST HILL

9155 POPLAR AVE, GERMANTOWN, TN 38138

FOR LEASE



LOCATION DESCRIPTION

347,042 SF retail center located in the heart of Germantown which has the highest incomes in the MSA

PROPERTY HIGHLIGHTS

- 3,600 SF space available
- Excellent visibility and access from Poplar Avenue and Forest Hill Irene Road
- Current Tenants: Target, Sprouts Farmers Market, Malco Theaters, Marshalls, Millennium Home Furnishings, Sanitas, Mattress Firm, Soul Fish, Blue Honey Bistro, Mellow Mushroom, GNC, Wendy's and many more
- Traffic Counts: Poplar Avenue (24,067 AADT) and Forest Hill Irene Road (13,733 AADT)



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,758	46,979	136,844
Daytime Population	5,591	46,620	131,927
Households	1,692	18,151	52,062
Average HH Income	\$216,184	\$154,163	\$122,444

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SUITE	TENANT NAME	SPACE SIZE
PI 3078-13	Cork's Wine and Spirits	7,789 SF
PI 3088-15	A Great Cut	976 SF
PI 3092-16	Pella	1,361 SF
PI 3096-17	Pella	2,004 SF
PI 3100-18	CrossFit Sopo Germantown	3,500 SF
PI 3108-19	Pigtails and Crewcuts	1,750 SF
PI 3110	Gus's Fried Chicken	3,000 SF
PI 3112-20	CJ Alterations	1,400 SF
PI 3114-21	Woof Gang Bakery & Grooming	1,400 SF
PI 3116-22	Painting with a Twist	2,040 SF
PI 3120-23	Royal Panda Restaurant	3,050 SF
PI 3120-25	Fred Astaire Dance Studios	4,454 SF
PI 3150-101	Lease Pending	24,720 SF
PI 3150-105	Sprouts Farmers Market	28,843 SF
PI 3150-110	Millennium Home Furnishings	14,393 SF
PI 3160	Soul Fish Cafe	4,528 SF

SUITE	TENANT NAME	SPACE SIZE
PI 3170-27	La Hacienda	4,117 SF
PI 3180	Malco Theatres	24,300 SF
PI 9235	Target	116,031 SF
PI 9245-1	Mattress Firm	3,200 SF
PI 9245-3	Cavalier Cleaners	1,280 SF
PI 9245-4	Eyebrows Arch	708 SF
PI 9245-5A	The UPS Store	1,848 SF
PI 9245-5	Gould's Salon Spa	4,754 SF
PI 9245-10	Victoria's Nail Salon	1,125 SF
PI 9245-11	Wimpy's Burgers and Fries	1,716 SF
PII 9125	Marshalls	30,400 SF
PII 9155-1	Sherwin Williams	4,919 SF
PII 9155-7	Memphis Pool Supply	3,780 SF
PII 9155-9	Available	3,600 SF
PII 9155-11	GNC	1,200 SF

SUITE	TENANT NAME	SPACE SIZE
PII 9155-12	VRF Eye Specialty Group	1,200 SF
PII 9155-13	Farm Bureau Insurance	1,200 SF
PII 9155-14	Gracie Blue Yogurt	2,004 SF
PII 9155-16	Snowa Bingsoo & Cake	1,844 SF
PII 9155-17	Blue Honey Bistro	1,200 SF
PII 9155-18	Hollie Winter Jewelry	1,200 SF
PII 9155-19	Rock N Roll Sushi	2,000 SF
PII 9155-21	Salad Station	2,000 SF
PII 9155-22	The Nail Bar	2,000 SF
PII 9155-24	Eggs Up Grill	3,600 SF
PII 9155-25A	Hotworx Yoga	2,400 SF
PII 9155-25B	Kiser's Floor Fashions	4,728 SF
PII 9155-26	Mellow Mushroom	5,000 SF
PII 9155-27	Sanitas	5,000 SF
PII 9197	Wendy's	3,480 SF

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