

**NOW
LEASING**

6795 Poplar Ave, Germantown, TN 38138
CONSTRUCTION BEGINS IN 2026

HIGHLIGHTS:

RETAIL | \$35-\$40 PSF | NNN
OFFICE | \$35 PSF | MODIFIED GROSS

- 35,000 SF Class A Retail & Office Development located at the entrance of Germantown's walkable Western Gateway
- Retail & Office Building fronting Poplar Avenue
- Signalized Intersection at Poplar Avenue
- Dual Branded Hilton Garden Inn & Home2 Suites on-site
- Convenient access to Interstate 240 and 385
- Minutes from shopping/dining in East Memphis and Germantown
- Poplar Avenue Signage Opportunity

GILL
PROPERTIES

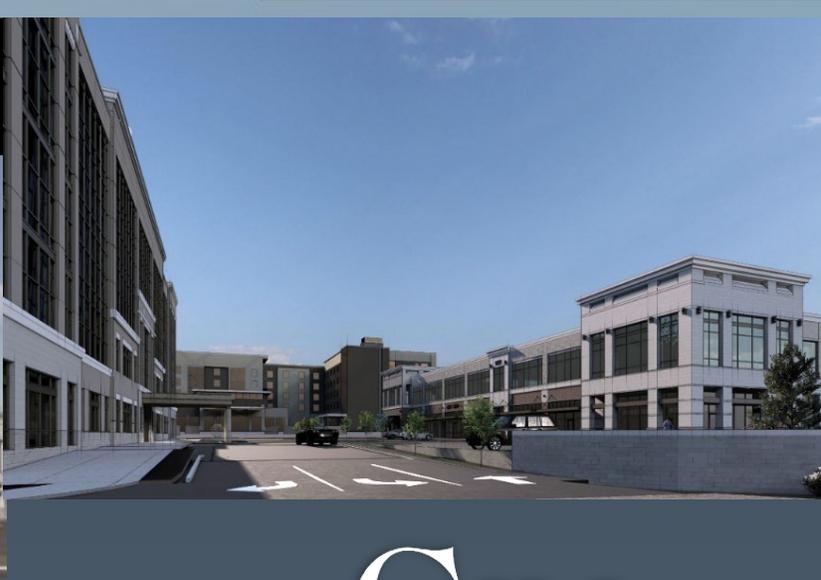
6815 Poplar Ave., Suite 110
Germantown, TN 38138
(901) 758-1100



TRAVURE



TRAVURE



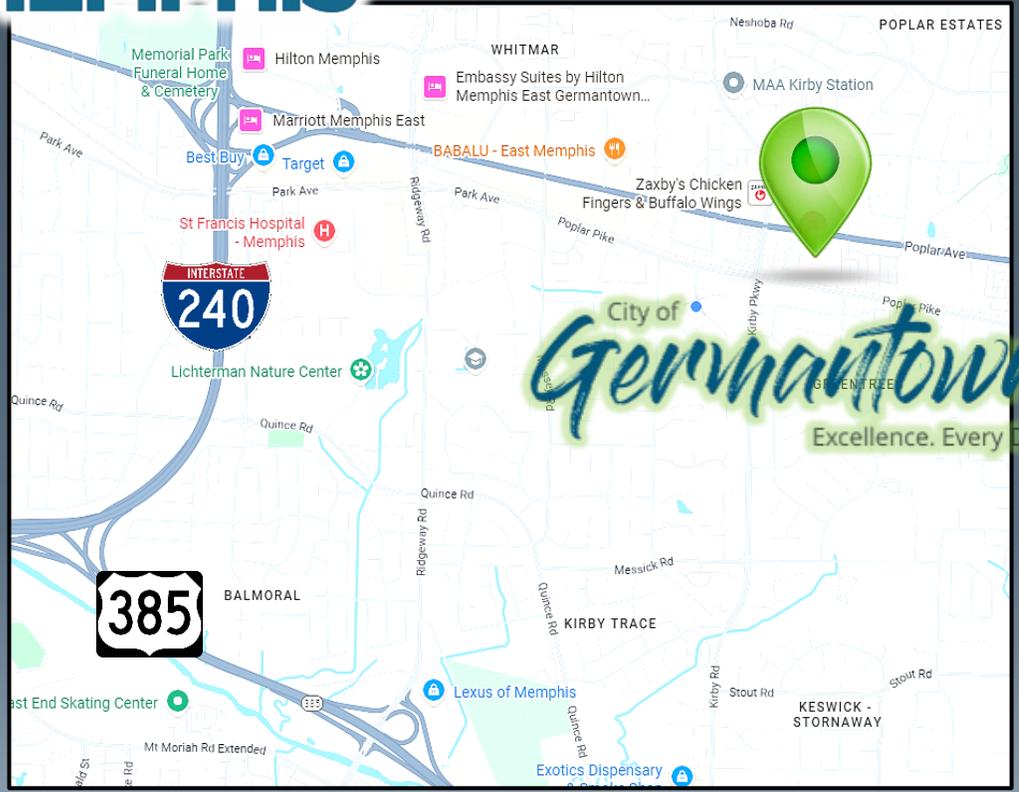
KEY HIGHLIGHTS

- FIRST FLOOR | 16,640 SF of RETAIL BAYS
- SECOND FLOOR | 17,629 SF of OFFICE SUITES
- CLASS A+ FINISHES THROUGHOUT
- EASY IN/OUT ACCESS W/STOREFRONT PARKING

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,548	60,389	205,553
Households	4,280	26,136	83,241
HH Income	\$134,941	\$111,277	\$99,030

City of MEMPHIS



GILL PROPERTIES

LEASING AGENTS:



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TRAFFIC

Poplar Avenue	36,913
Kirby Parkway	17,817