



NOW LEASING | RETAIL SPACE AVAILABLE



6450 POPLAR AVENUE

6450 POPLAR AVENUE, MEMPHIS, TN 38120

For More Information : **Jason Polley**

O: 901.751.5411 | M: 901.674.3219

E: jdp@stonecrestinvestments.com

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PROJECT SUMMARY

This 29,257 SF retail project is strategically located on the thriving “Poplar Corridor” on a signalized corner in East Memphis adjacent to International Paper’s world headquarters, and is in the heart of one of the most affluent areas that also boasts the highest concentration of Class A office space in Memphis.

Area retail and restaurants include Target, Best Buy, PetSmart, REI, Kroger, AT&T, The Capital Grille, Seasons 52, Fleming’s Steakhouse, and Ruth’s Chris.

AVAILABLE

- Suite # - 1,603 SF - Dark Shell
- Suite # - 3,597 SF - Dark Shell (*Can Be Divided*)
- Suite # - 2,620 SF - 2nd Generation Medical
- Suite # - 2,915 SF - 2nd Generation Fitness

RATES | NNN

Base Rent - \$25.00 PSF
Operating Expenses - \$20.02 PSF (*2025 Estimate*)



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,334	61,206	205,107
Average HH Income	\$153,287	\$108,347	\$92,420
Average Age	43	40	38
Daytime Population	30,086	80,203	139,268

Demographic & Traffic Count Information Provided by Costar and SitesUSA

TRAFFIC COUNTS

37,818 VPD
POPLAR AVENUE

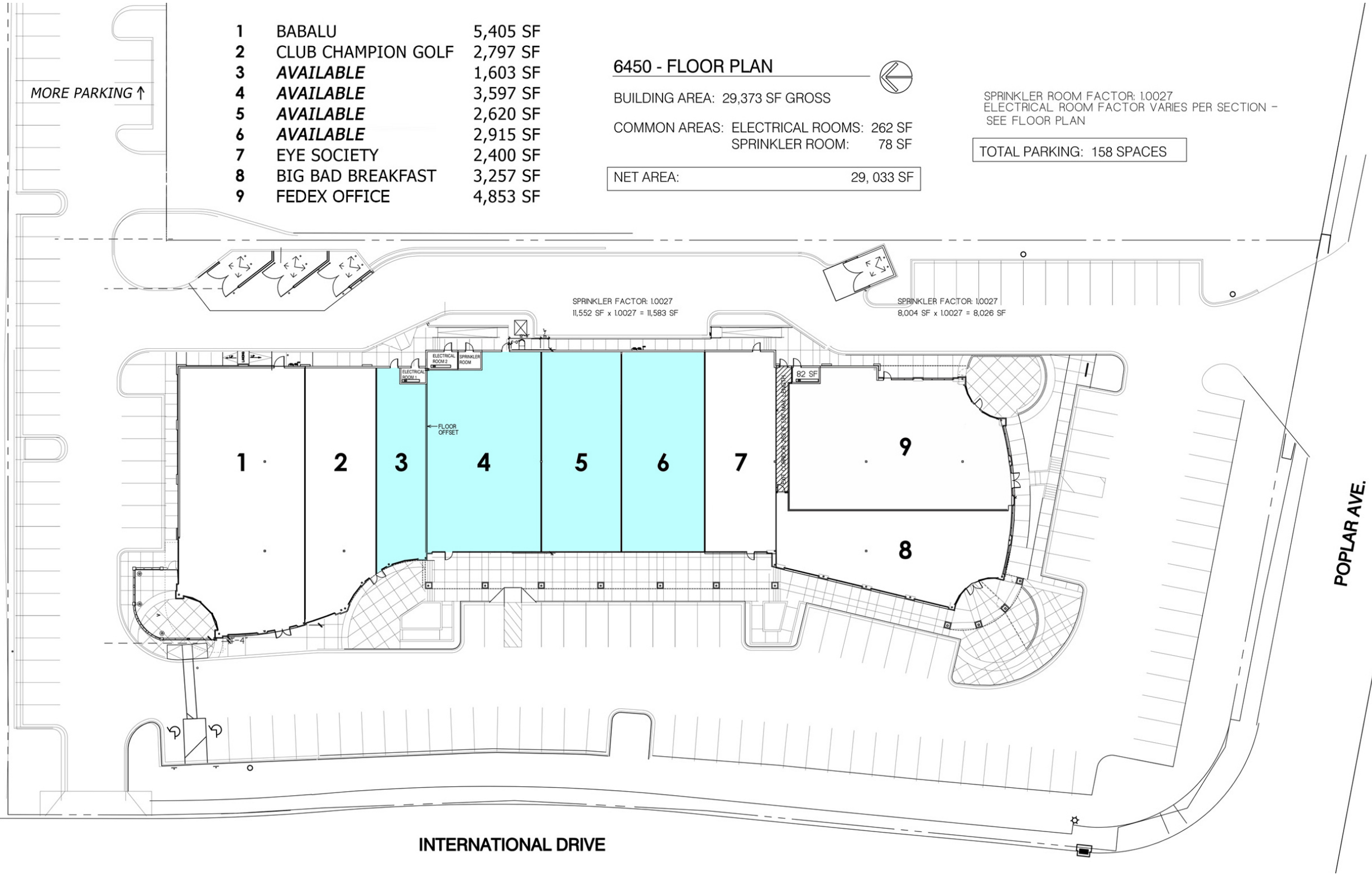
AREA RETAIL



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SITE PLAN



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AERIAL

