

Kirby Medical Center 4,350± SF

1920 Kirby Parkway, Suite 100 Germantown, TN 38138

BRYCE DAVES 901 312 4926 bryce.daves@colliers.com

ALEX STRINGFELLOW 901 312 4920 alex.stringfellow@colliers.com

COLLIERS

6363 Poplar Ave., Suite 220 901.375.4800 colliers.com/memphis



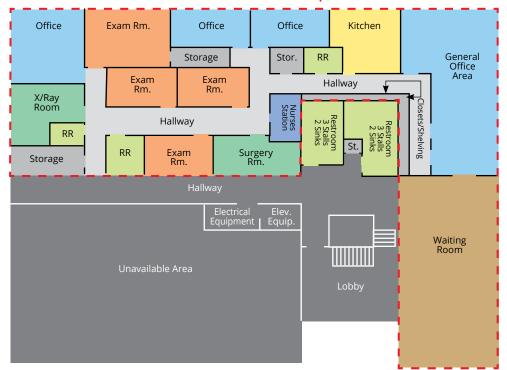
- Ground floor space
- Suite entrance off building lobby
- Reception area, exam room, offices, kitchenette, waiting area and three bathrooms
- Ample parking for patients and visitors
- 2.5 miles from the I-240/Poplar Interchange
- Prime Poplar corridor location
- Poplar Avenue/ Kirby Parkway intersections

OPEX - Current Owner's Association Fee - \$3,542/month Includes utilities, janitorial, landscaping, property insurance and common area maintenance.

Annual Taxes - (Shelby County & Germantown) - \$8,804

Copyright © 2023 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Floor Plan - Red dotted line indicates available space.







2023 Demographics



Population

2 miles - 28,012 5 miles - 213,928 10 miles - 635,354



Households

2 miles - 11,152 5 miles - 81,311

10 miles - 243,485



Average HH Income

2 miles - \$132,570 5 miles - \$95,661

10 miles - \$85,027



Total Businesses

2 miles - 3,700 5 miles - 13,890 10 miles - 32,036

