



Colliers



Medical/  
Office  
Condo



For Sale

# 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

VIEW ONLINE 

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**

**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

