

Bank/Retail/Office Space
AVAILABLE FOR LEASE



5299 Poplar Avenue | Memphis, Tennessee 38119

6815 Poplar Avenue, Suite 110
Germantown, TN 38138

GILL
PROPERTIES

901.758.1100
www.gillprop.com

FORMER INSOUTH BUILDING

5299 POPLAR AVENUE

PROPERTY HIGHLIGHTS

- Positioned on one of Memphis' most Dynamic Traffic Corridor - Poplar Avenue between I-240 and White Station Rd,
- Unmatched Visibility with 151' of Poplar Avenue Frontage
- Exceptional Traffic Exposure with **46,300+** Vehicles Per Day
- Strategic Access from all areas of Memphis due to being within 1 mile of I-240, White Station Rd

BRANDING:

- Exclusive use of the Digital Messaging Sign
- Monument and Building Signage for Company Logo
- National Co-Anchor Tenant | **T Mobile**

MOVE-IN READY BANK

- 15,500 SF | Former InSouth Bank Building with existing drive-thru lanes suitable for quick service, pharmacy, financial services and more
- Multiple Office Suites, Breakroom Facilities, Conference Rooms & Training Rooms
- Ample Parking with 70 Surface Spaces
- Easy Access with strong ingress and egress enhances functionality for customers.

TRAVEL TIMES

- ➔ I-240 1M | 2Mins
- ➔ Germantown 8M | 11Mins
- ➔ Midtown 7.3M | 17Mins
- ➔ Downtown 17.3M | 22Mins

DEMOGRAPHICS



POPULATION

ESTIMATED 2026

1 Mile	3 Miles	5 Miles
6,708	70,955	224,303



HOUSEHOLDS

ESTIMATED 2026

3,164	29,833	91,550
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AVE HH INCOME

ESTIMATED 2026

\$112,030	\$104,906	\$79,038
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SITE LAYOUT

TRAFFIC COUNTS

POPLAR AVE	46,000+
I-240 POPLAR EXIT	141,840+
ESTATE DRIVE	6,000+
WHITE STATION/POPLAR	20,150+

POPLAR AVENUE | 46,000+ VPD



5299 Poplar Ave

verizon



ESTATE DR | 6,000+

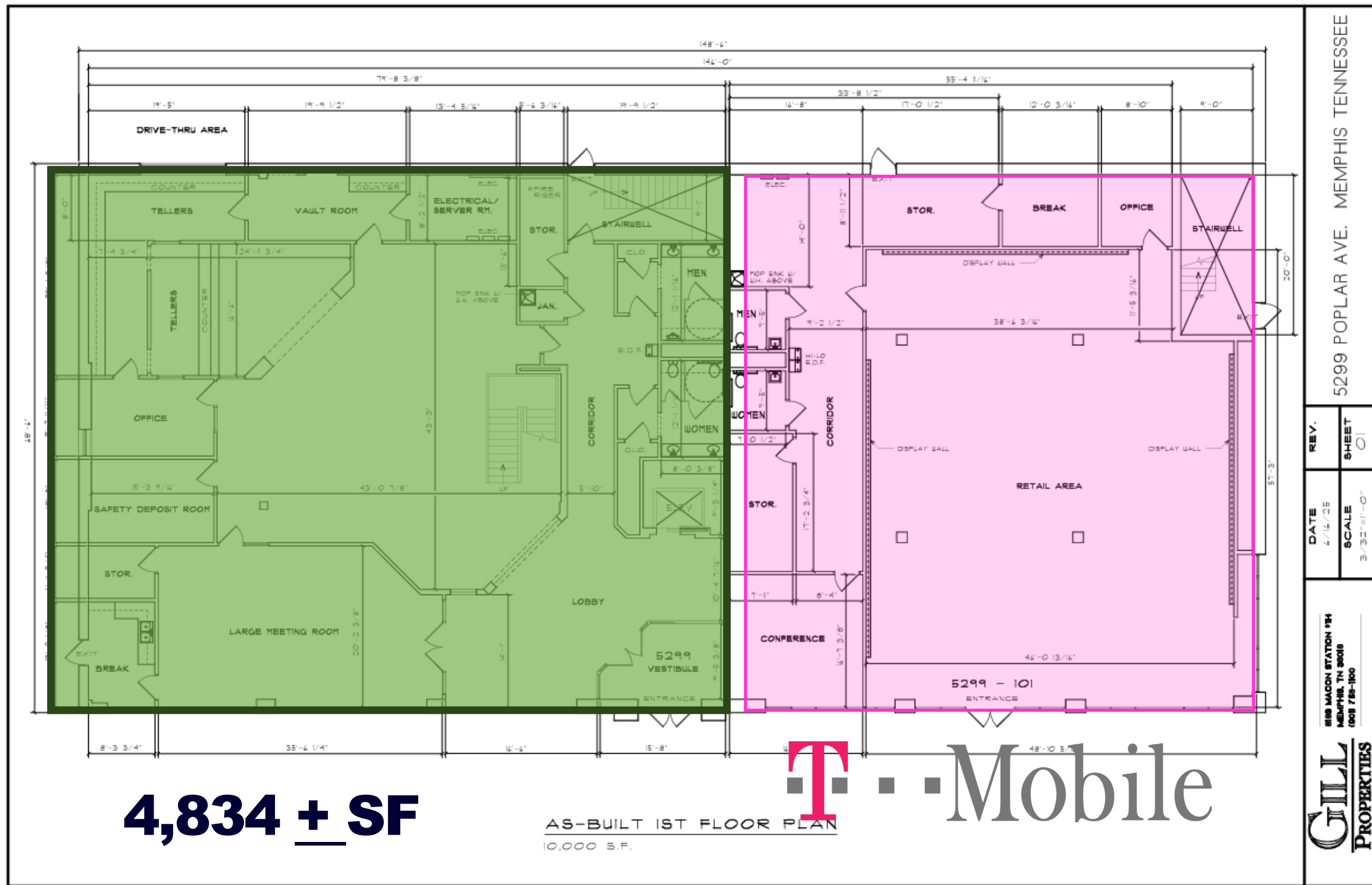


BRAND NEW
to Memphis | The Famous
IN-N-OUT BURGER
Expected to increase traffic by 9%



FIRST FLOOR

- Large Meeting Room
- Entrance opens-up to the bank lobby, the staircase to the second floor and the elevator.
- Two private offices
- Drive Thru Infrastructure
- Janitorial/Storage Closets
- Fully Equipped Breakroom
- Restroom Facilities
- 4,834 SF AVAILABLE



T-Mobile

Ground Zero of East Memphis Banking

5299 POPLAR AVENUE

PREMIER BANKING CORRIDOR | EAST MEMPHIS, TENNESSEE



EAST MEMPHIS ADVANTAGE

- 25** BANK BRANCHES
- 18** FINANCIAL INSTITUTIONS
- I-240** IMMEDIATE ACCESS TO I-240
- HIGH VISIBILITY ON POPLAR AVENUE
- ONE OF MEMPHIS' PREMIER FINANCIAL CORRIDORS

TRAFFIC COUNTS (VPD)

- 47,000+** POPLAR AVENUE – VEHICLES PER DAY
- 160,000+** I-240 – VEHICLES PER DAY

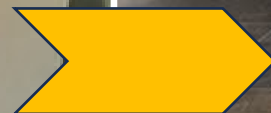
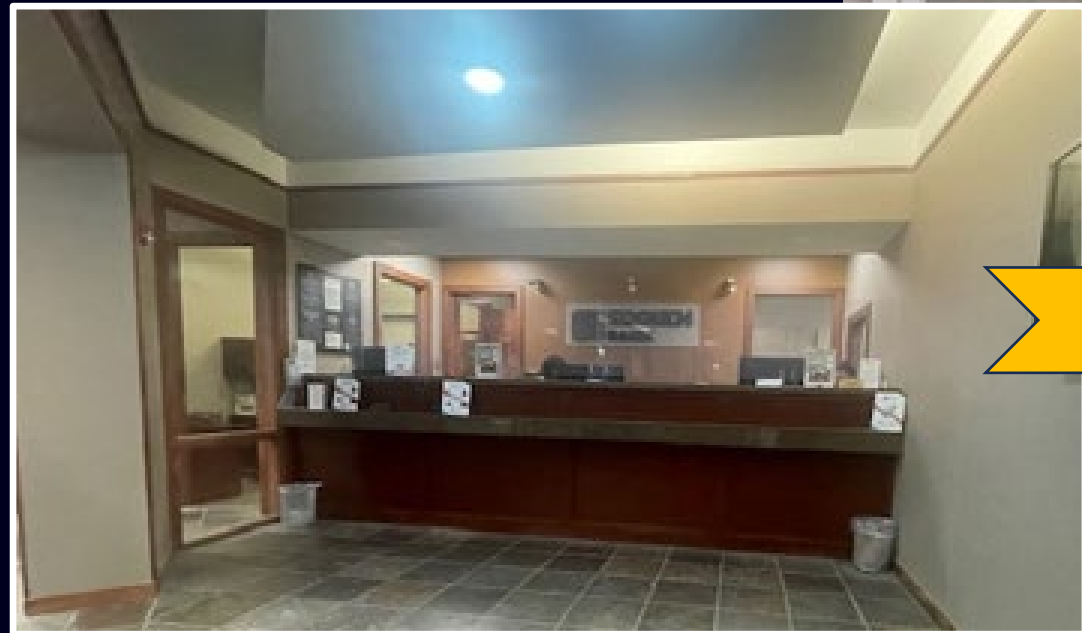
Source: TDOT 2023

STRATEGIC LOCATION
In the heart of East Memphis' primary banking corridor.

CENTRAL & CONNECTED
Minutes from Germantown, Midtown, and Downtown Memphis.

EXCEPTIONAL VISIBILITY
Positioned on Poplar Avenue with strong daily traffic.

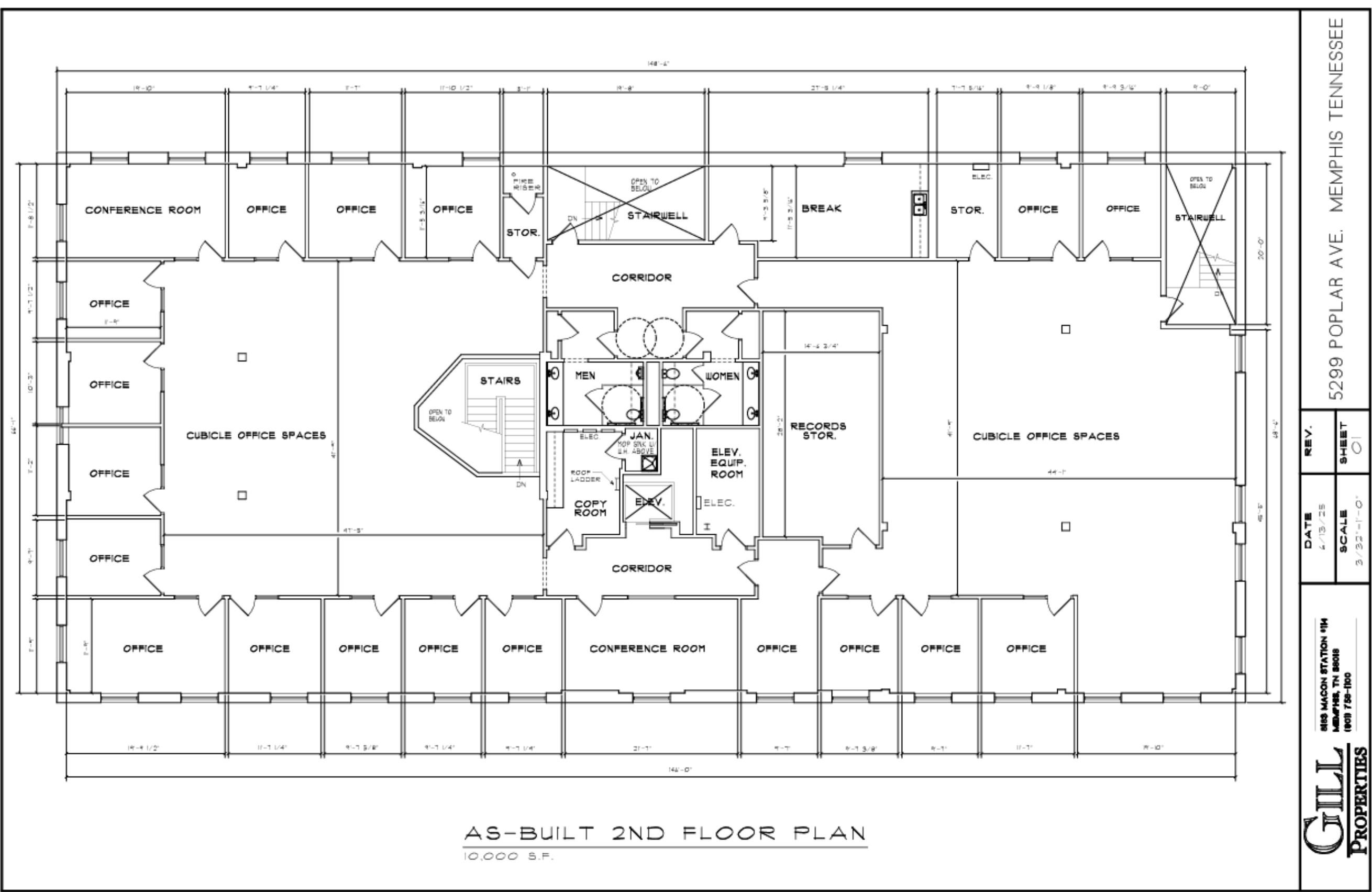
ESTABLISHED MARKET
Surrounded by respected financial institutions and professional users.



*Let's re-design the space for
your company!*

SECOND FLOOR

- **East Side:** 5,000 ± SF and has 13 private offices and an open floor space for cubicles or a collaboration area (if needed)
- **West Side:** 5,000 ± SF and has 5 private offices, a receptionist area, file room, and an open floor space
- One Large Conference/Training Room and One Small Meeting Room
- Copy/Work Room with Storage and Built-in Cabinets
- Large Fully Equipped Breakroom/Kitchen
- Restroom Facilities
- Multiple Storage and Janitorial Closets



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