

FOR SALE

Poplar Avenue Freestanding Office Condo

Murray Lane Office Village
6236 Poplar Avenue
Memphis, TN 38119

Asking \$439K

GILL
PROPERTIES



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Barry Maynard
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6815 Poplar Ave., Suite 110
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ABOUT THE TENANT

TENANT:

Divine Connections Therapeutic and Wellness Center

LEASE:

Signed June 2025 and Expires June 2028 | 3YR

TERMS:

\$2,250 MO +NNN | 3% Annual Inc. |
No option to extend

YEAR 1: \$27,000

YEAR 2: \$27,810

YEAR 3: \$28,644

AVG NOI:

\$28,227

Below market rents!





RIDGEWAY RD

BRIARCREST AVE

POPLAR AVENUE

Highlights

SIZE: 1,000+/- SF | Freestanding Building

PARKING: 8 Surface Spaces

LOT SIZE: .06 AC | 2,614 SF

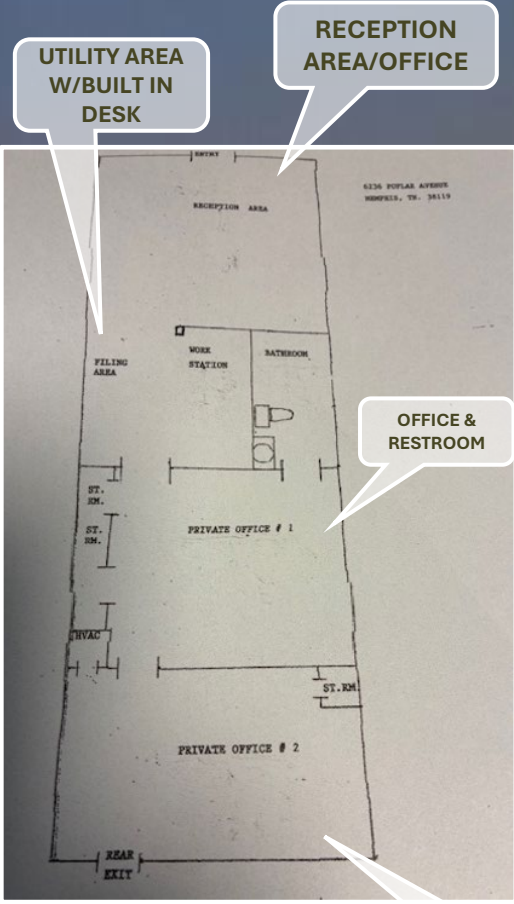
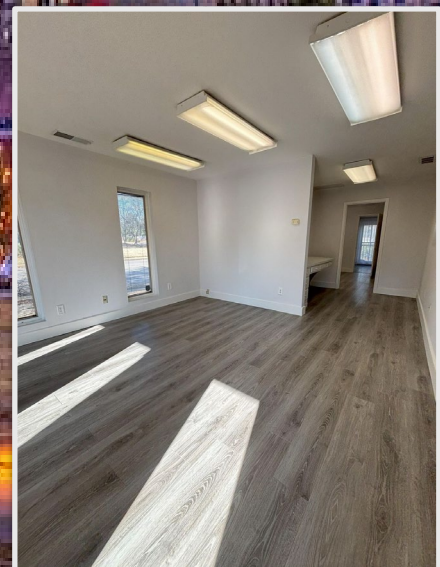
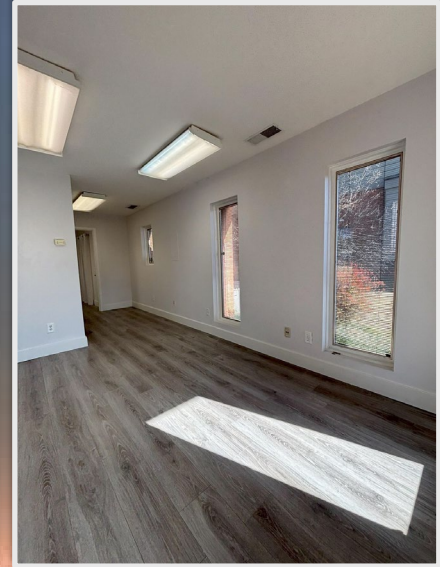
ZONED: OG- Commercial

3 Minutes to I-240 Poplar Exit

Perfect for small businesses or professionals seeking a private, standalone office! This charming space offers convenience and privacy with its own entrance and parking. Ideal for an attorney, consultant, or creative workspace, it provides a functional layout with room for desks, meetings, or storage. Conveniently located in East Memphis, this office ensures easy access for both clients and employees. Don't miss this affordable opportunity for your business.

INTERIOR

- ✓ Home Security System
- ✓ 2 Offices
- ✓ Single Bathroom
- ✓ Built in Desk Area



UTILITY AREA
W/BUILT IN
DESK

RECEPTION
AREA/OFFICE

OFFICE &
RESTROOM

OFFICE W/
REAR EXIT



POPLAR AVENUE

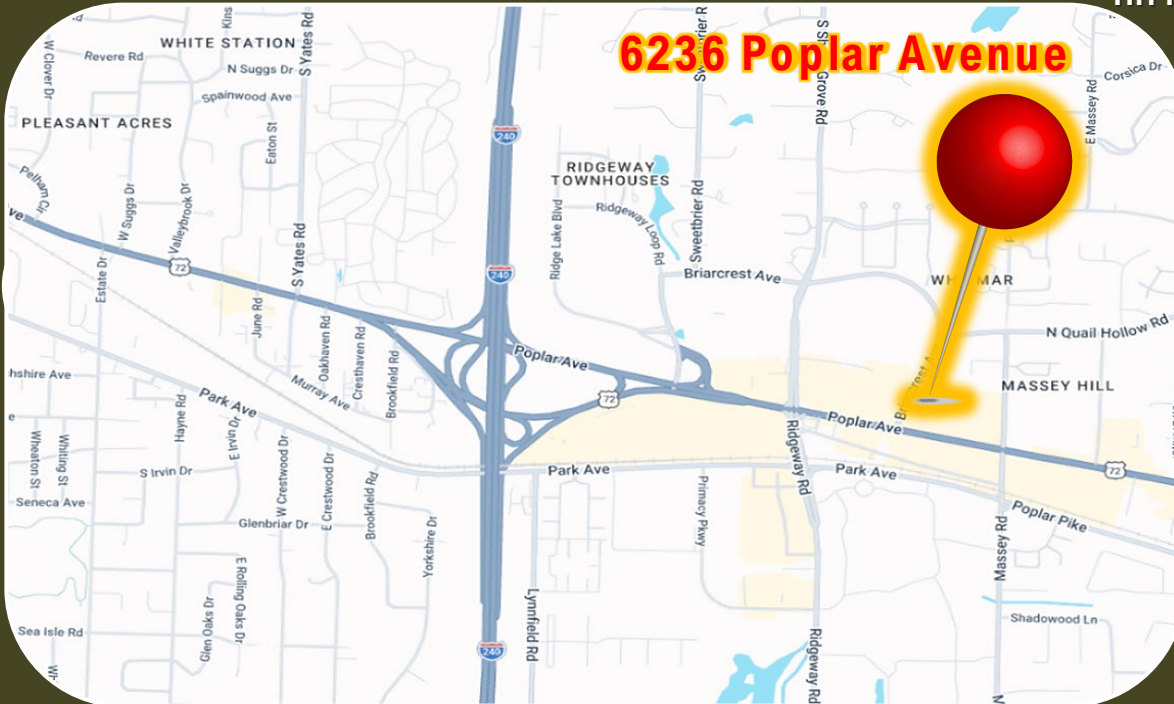
THE SPINE OF SHELBY COUNTY, TN

- 👉 If you want visibility and income, you go to Poplar Avenue
- 👉 Constant daily exposure = strong brand presence
- 👉 Affluent, consistent customer base
- 👉 Space here is **competitive and valuable**
- 👉 Retailers trust Poplar because it **performs**
- 👉 **“This is where established brands go to perform.”**

AREA DATA

Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	7,161	62,163	208,383
HOUSEHOLDS	3,485	27,122	83,877
HH INCOME	\$89,239	\$87,825	\$71,020



Traffic *MDOT

POPLAR AVE	59,728+
I-240	169,668+
RIDGEWAY RD	21,000+



 International Paper

OrthoSouth

STORYPOINT
Senior Living

Walgreens

Chick-fil-A

REGIONS

6236

Murray Lane Office Village

POPLAR AVENUE

 Kirby Woods Baptist Church

POPLAR AVENUE

 INDEPENDENT BANK

 Fleming's
PRIME STEAKHOUSE & WINE BAR

East Memphis

For More Information

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