

4825 POPLAR AVENUE

Memphis, Tennessee | Poplar Avenue Corridor — East Memphis

COMMERCIAL PROPERTY / OWNER-USER & INVESTMENT OPPORTUNITY

Asking Price: **\$325,000**

Well-suited for an owner-user, an investment hold, or a repositioning strategy.

2,128 SF

BUILDING SIZE

CMU-3

ZONING

~30 Days

AVAILABILITY

Leased

PARKING



PROPERTY & SUBMARKET OVERVIEW

The Poplar Avenue corridor through East Memphis carries some of the market's highest-traffic retail and office density, anchored by Audubon Place (Target), White Station Commons (Whole Foods, Malco Paradiso), White Station Plaza (Huey's, Hollywood Feed), and Eastgate Center and Poplar Commons just down the corridor. National retailers — Home Depot, Kroger, and Walgreens among them — round out a tenant mix built on steady daytime traffic and consistent rooftops. The corridor also holds a deep office employment base, led by Clark Tower and i-Bank Tower.

4825 Poplar Avenue is a flexible commercial building on this corridor, well suited to a broad range of high-intensity commercial, office, and employment uses. A month-to-month tenant provides in-place income today, while giving a buyer flexibility to take occupancy in as little as 30 days, hold the income and adjust rents, or reposition over time — with the seller leasing on-site parking either way.

PROPERTY HIGHLIGHTS

- 2,128 SF on prominent Poplar Ave frontage
- CMU-3 zoning supports broad commercial, office & employment uses
- Available for occupancy in ~30 days
- Existing occupancy provides in-place income
- Seller to lease on-site parking spaces to buyer

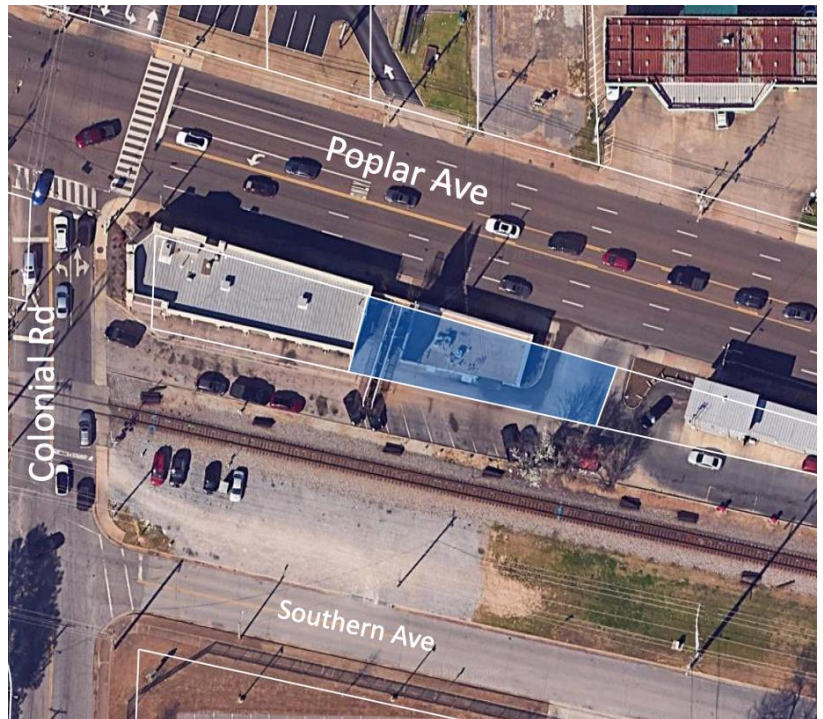
LOCATION & NEARBY AMENITIES

Business, Retail & Education

- Dense office, dining & retail base along the corridor
- White Station High School
- University of Memphis nearby

Connectivity & Lifestyle

- Quick access to I-240
- ±15 min to Downtown & the Memphis Int'l Airport
- Memphis Botanic Garden & Leftwich Tennis Center nearby



DAILY TRAFFIC COUNTS

Poplar Ave — 31,798 VPD | N. Perkins Rd — 14,283 VPD | Mendenhall Rd — 14,169 VPD
S. Perkins Rd — 9,604 VPD | Colonial Rd — 5,832 VPD

GRAY REALTY PARTNERS

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