

# Now LEASING

5299 Poplar Ave | Memphis, TN 38119

Office ♦ Bank w/Drive-Thru ♦ Retail

20,000 SF Across Two Floors | Flexible Layouts & Footage |  
Monument Signage | Ample Parking

First Floor \$55 PSF | Second Floor \$35 PSF (\$10.39 PSF/NNN)

## CRE BROKERS:



**FRANK DYER III, CCIM, RPA**  
(901) 277-8183  
frank@gillprop.com



**BARRY MAYNARD**  
(901) 230-4265  
barry@gillprop.com

**GILL**  
PROPERTIES

6815 Poplar Ave., Suite 110  
Germantown, TN 38138  
(901) 758-1100

# Property Highlights

- **Iconic Location:** Poplar Avenue between I-240 and White Station Rd.
- **Unmatched Poplar Avenue Visibility:** 151' of Frontage
- **High Traffic Exposure:** 46,300+ VPD
- **Ample Parking:** 70 Surface Spaces
- **Signage Opportunity:** Monument & Building Signage
- **Bank-ready:** 1<sup>st</sup> Floor with Drive-Thru
- **Office or Flex Users:** 2<sup>nd</sup> Floor Office Built Out
- **Flexible Layouts:** Can be sub-divided – ideal for banks, medical, co-working or destination retail.
- **Neighboring Tenants:** Verizon, Starbucks, Trustmark, Newk's Eatery, Office Depot and more.



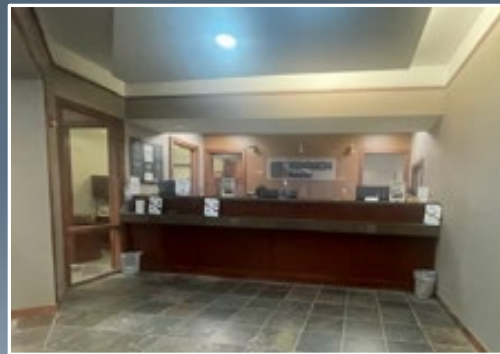
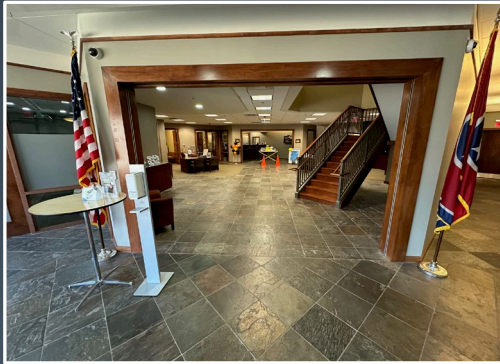
# 5299 Poplar Avenue



# Bank Branch w/ Drive-Thru

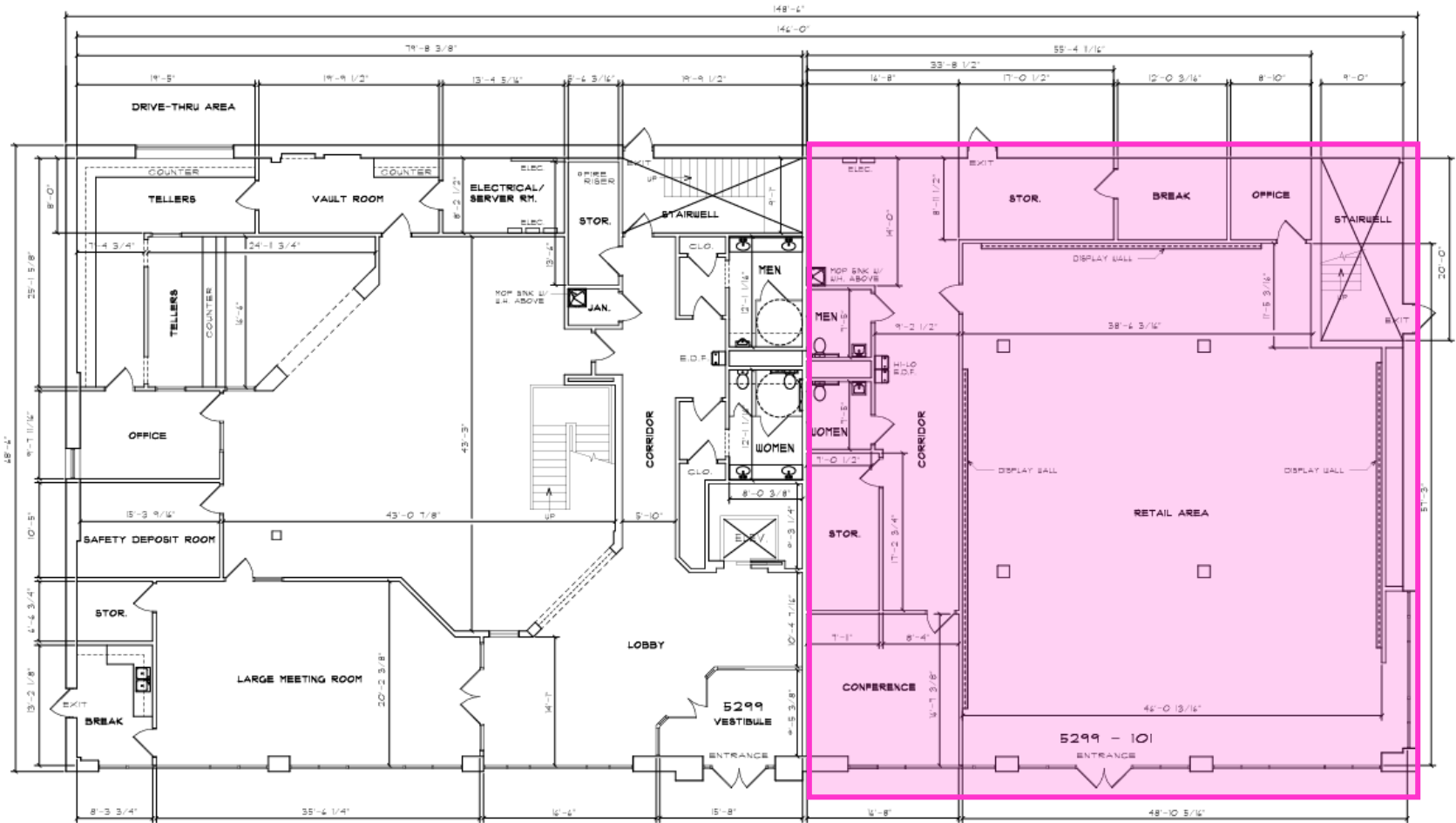
## 1st FLOOR | EASTERN SIDE

- Large Conference/Training Room
- Building entrance opens-up to the bank lobby, the staircase to the second floor and the elevator.
- Two private offices
- Drive Thru/Teller Counter
- Janitorial and Multiple Storage Closets
- Small | Fully Equipped Breakroom/Kitchen
- Restroom Facilities
- Western side is occupied by T-Mobile
- First floor total square footage including Retail Space is 10,000 ± SF



1st Floor | 10,000 ± SF

# Floor Plan | 1st Floor 10,000± SF



5,372 ± SF & 750 ± SF Bank Canopy

AS-BUILT 1ST FLOOR PLAN  
10,000 S.F.

4,692± SF

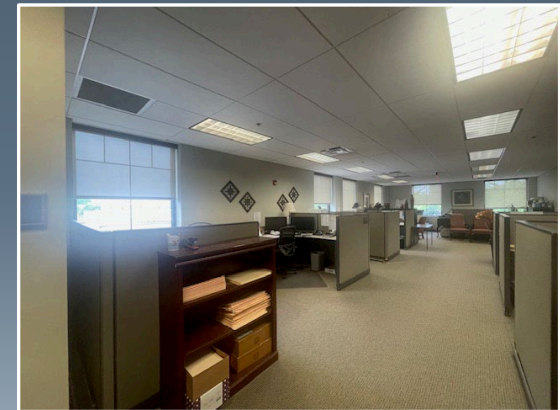
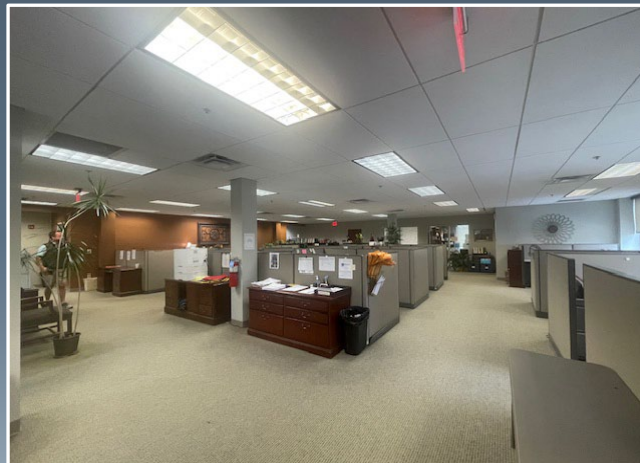
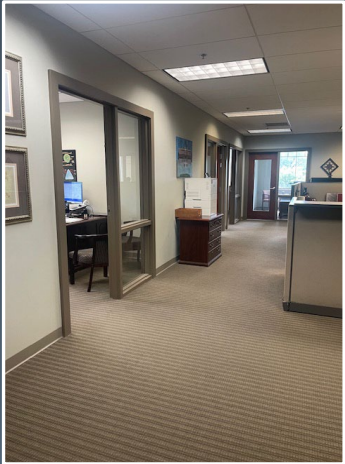
5299 POPLAR AVE. MEMPHIS TENNESSEE	
REV.	01
DATE	4/16/25
SCALE	3/32"=1'-0"
808 MALCOLM STATION #14 MEMPHIS, TN 38008 (901) 788-1000	
<b>GILL PROPERTIES</b>	

# 2nd Floor

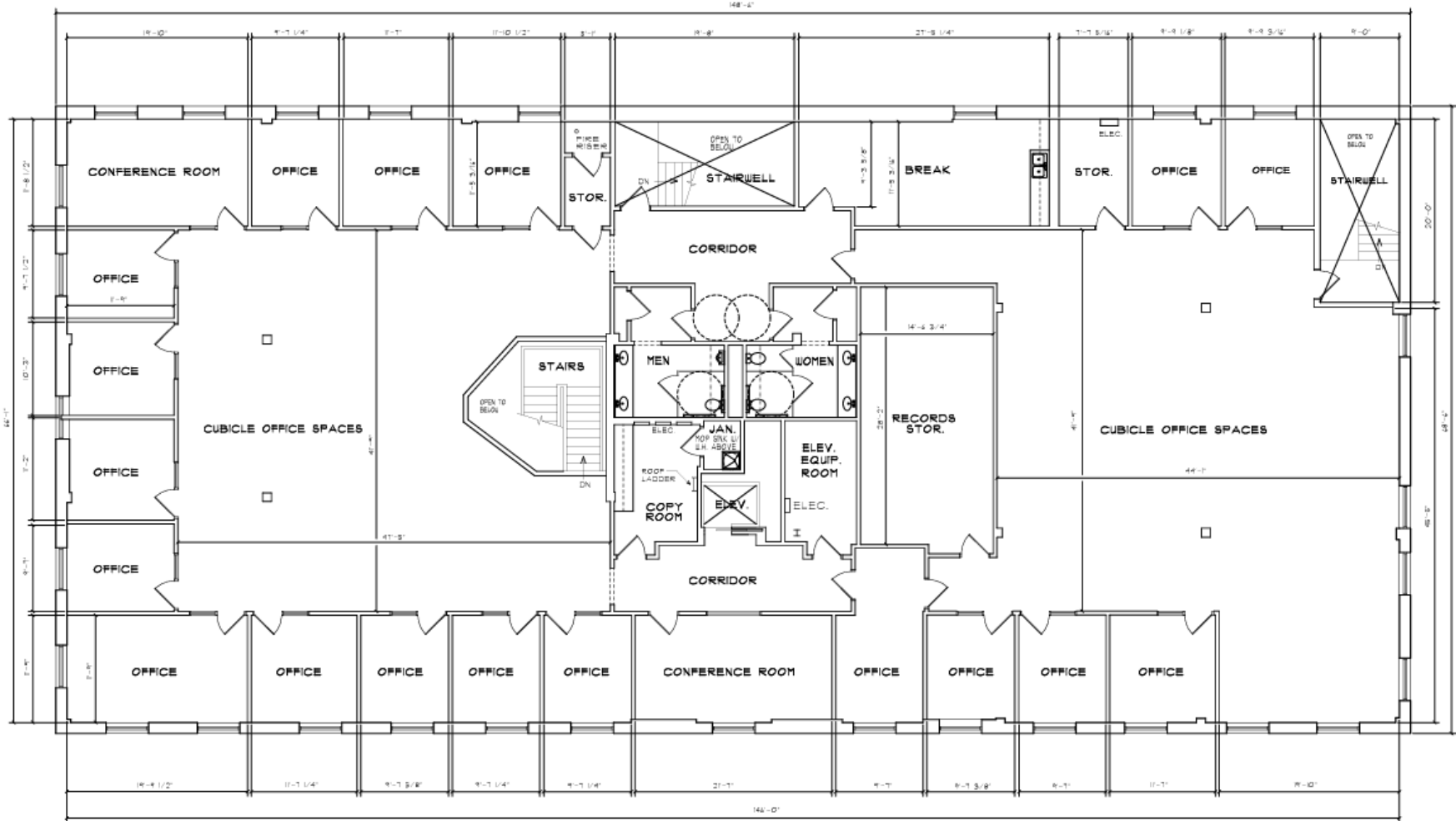
## \*Floors could be sub-divided or shared

- **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

**2<sup>nd</sup> Floor | 10,000 ± SF**



# Floor Plan | 2nd Floor 10,000± SF



AS-BUILT 2ND FLOOR PLAN  
10,000 S.F.

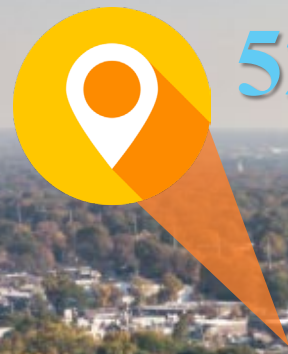
52999 POPLAR AVE. MEMPHIS TENNESSEE

DATE	REV.
4/13/25	
SCALE	SHEET
3/32"=1'-0"	01

8155 MACON STATION #14  
MEMPHIS, TN 38018  
(901) 756-1100

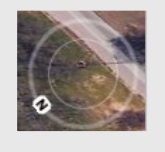
**GILL**  
PROPERTIES

**I-240**



**5299 Poplar Avenue**

**Memphis, TN 38119**



**WHITE STATION RD**

**POPLAR AVE**

**E BROOKHAVEN CIR**

**W BROOKHAVEN CIR**

**POPLAR AVE**

**Demographics**

**Traffic**

**1 MILE**

**3 MILE**

**5 MILE**

**POPULATION**

**6,708**

**70,955**

**224,303**

**POPLAR AVE**

**46,298**

**HOUSEHOLDS**

**3,164**

**29,833**

**91,550**

**WHITESTATION RD**

**20,152**

**HH INCOME**

**\$112,030**

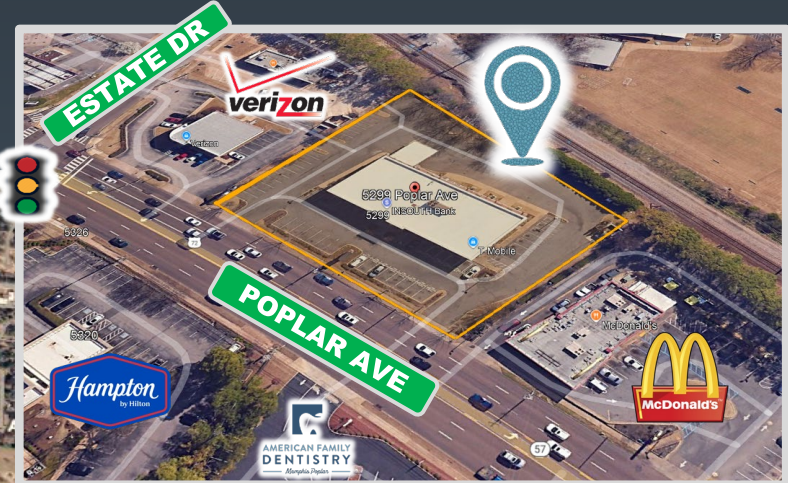
**\$104,906**

**\$79,038**

**I-240 | Poplar Exit**

**141,845**

# AREA RETAIL



FOR MORE INFORMATION:  
 Frank Dyer III, CCIM, RPA  
 (901) 277-8183  
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