

5000 POPLAR AVENUE

A NEW LANDMARK FOR EAST MEMPHIS

MEMPHIS, TENNESSEE 38117

NOW LEASING

CLASS A OFFICE & RETAIL

30,000 SF OFFICE
20,000 SF RETAIL



30,000 SF
OFFICE
20,000 SF
RETAIL



CLASS A
OFFICE &
RETAIL



PREMIER DINING
& RETAIL
DESTINATION



Q1 2028
DELIVERY

GILL
PROPERTIES

PREMIER MIXED-USE DEVELOPMENT IN THE HEART OF EAST MEMPHIS

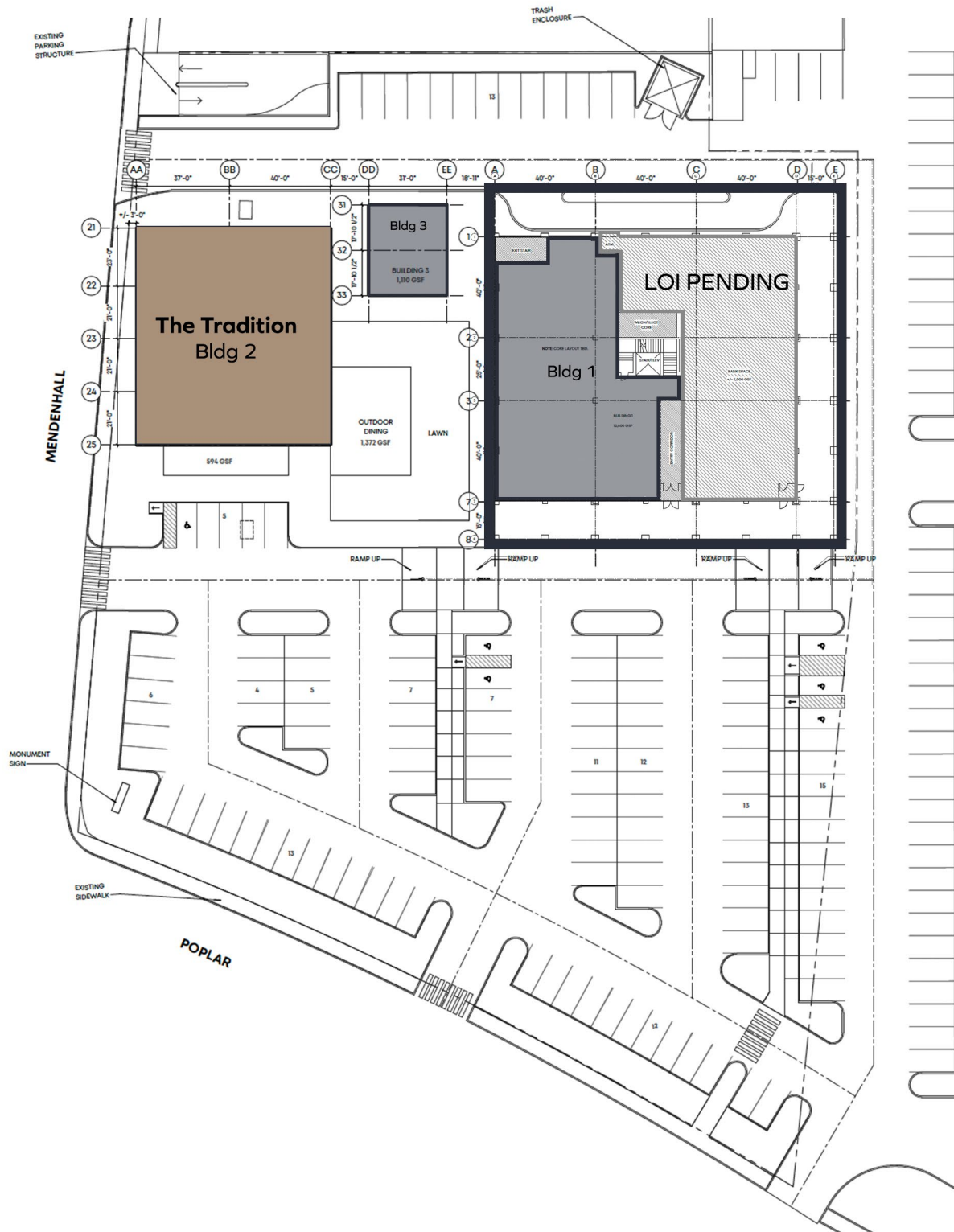
Located at *Poplar Avenue* and *Mendenhall Rd* at the center of Memphis' most dynamic East submarket, this ±30,000 SF office and 20,000 SF retail mixed-use development pairs timeless architecture with modern functionality. Office space overlooks curated retail + dining, creating a walkable, engaging environment for professionals in one of the city's most established corridors.

5000 POPLAR



PROPERTY HIGHLIGHTS

- ♦ Class A mixed-use development featuring premier ground floor retail with office on the second and third floors
- ♦ Situated on 2.44 AC at the signalized intersection of Poplar Ave & Mendenhall Rd
- ♦ Anchored by Whole Foods
- ♦ Convenient underground and surface parking
- ♦ Delivering Q1 2028



RETAIL

GROUND FLOOR

BUILDING	SUITE	STATUS	SF
Building 1			
	1-4	AVAILABLE	1,400 - 6,250 SF
	5	PENDING LOI	5,000 SF
Building 2			
	6	The Tradition	
Building 3			
	7	AVAILABLE	974 SF

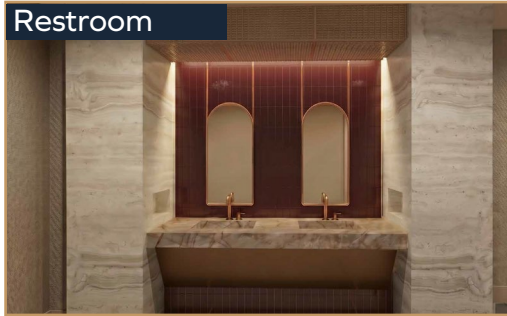
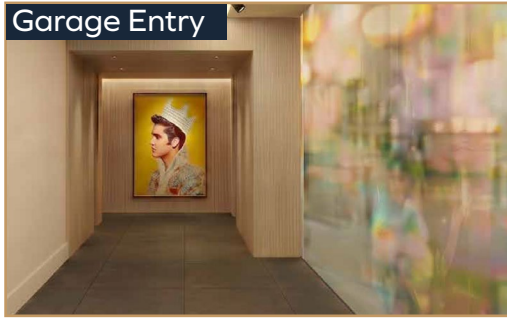
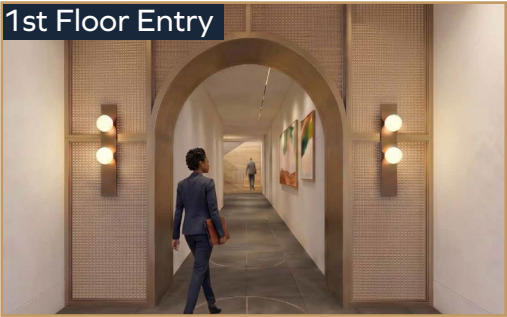
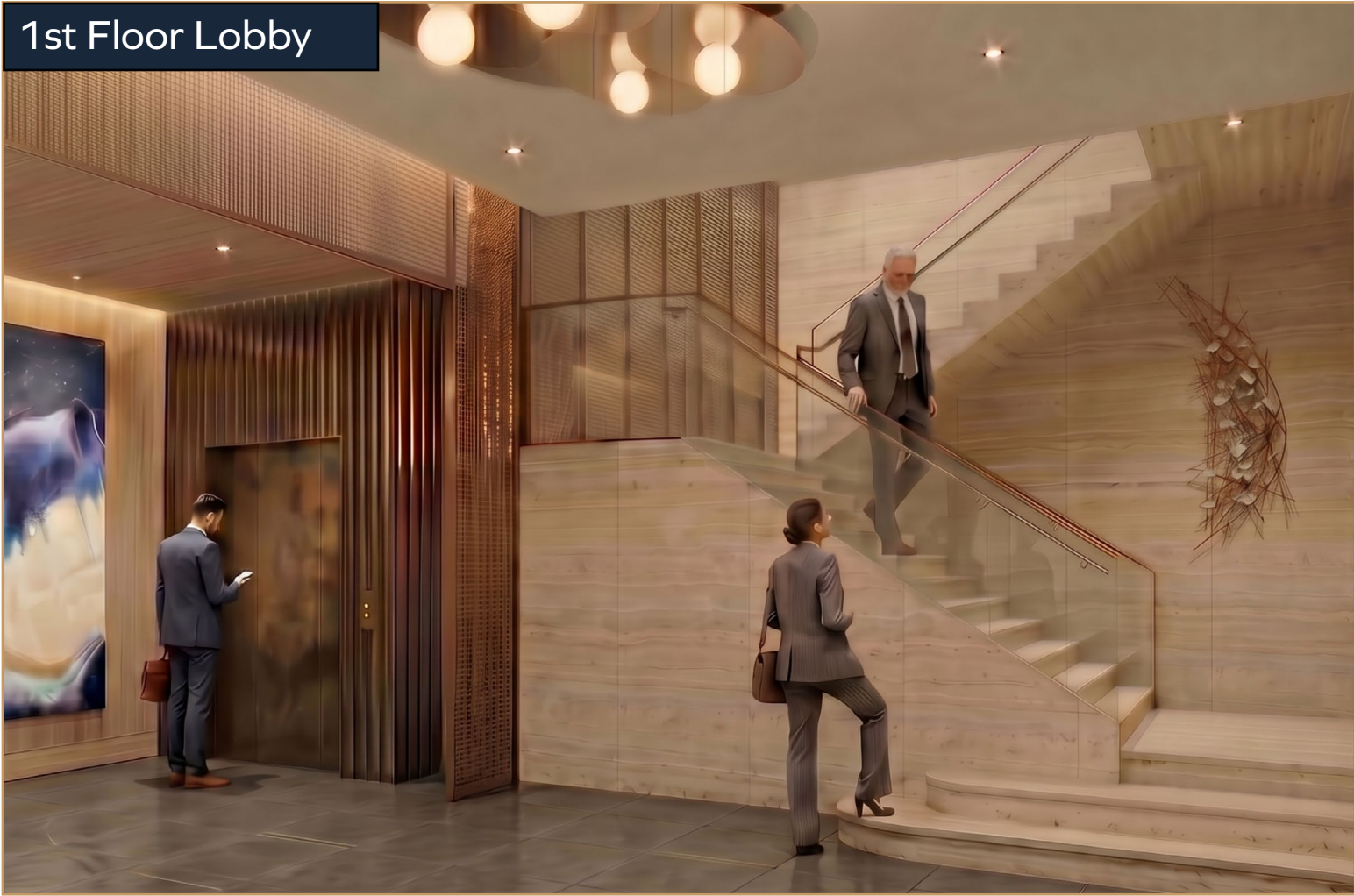
OFFICE

2ND + 3RD FLOOR

BUILDING	FLOOR	STATUS	SF
Building 1			
	FI 2	AVAILABLE	15,000 SF
	FI 3	AVAILABLE	15,000 SF

CLASS A OFFICE EXPERIENCE

CONCEPTUAL INTERIOR COMMON AREAS



CONCEPTUAL BUILDING FEATURES



Elegant common areas with premium finishes



Contemporary lighting and architectural detailing



Natural stone, warm wood and bronze accents



Commissioned art pieces throughout common areas



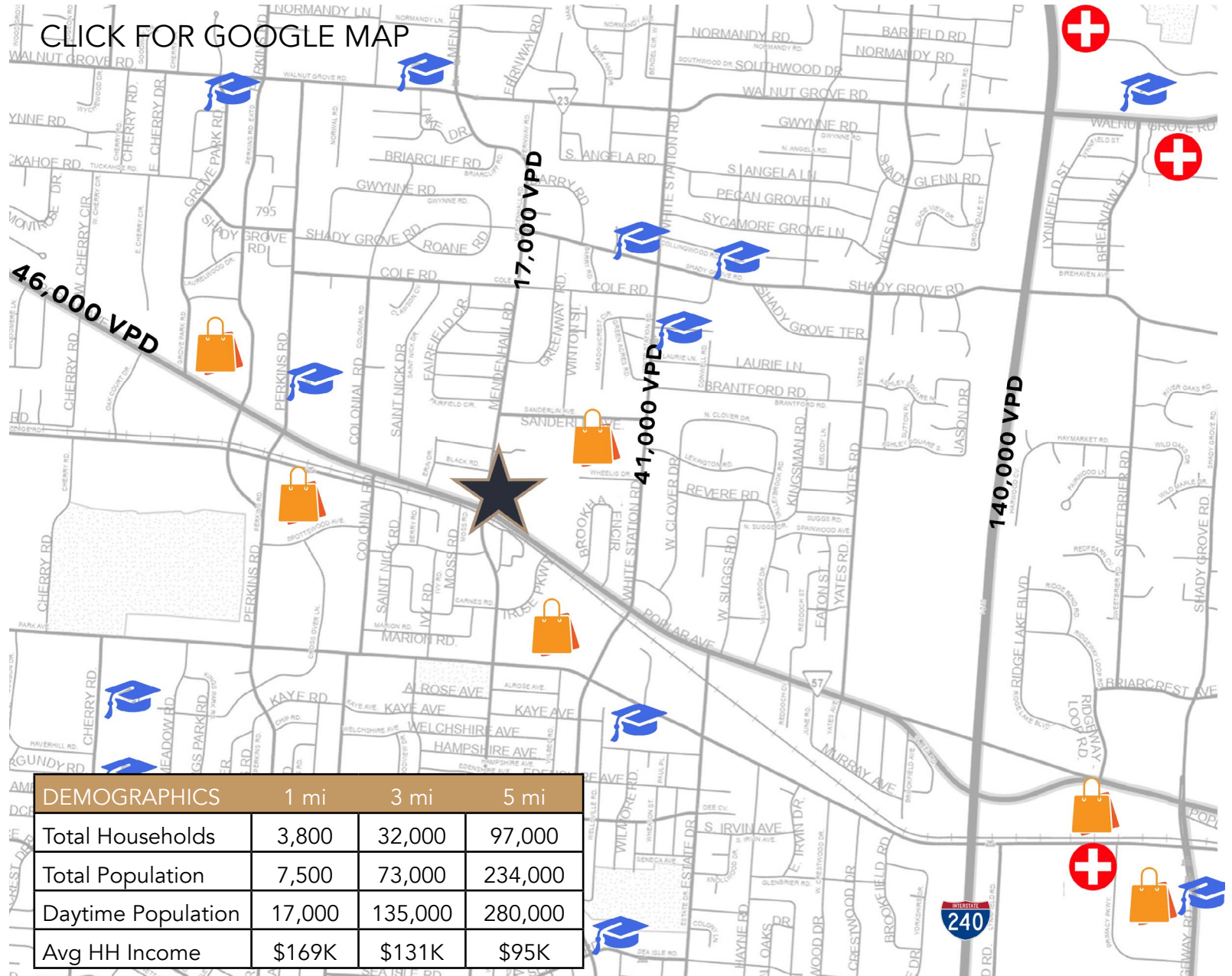
Direct access from convenient underground and surface parking

*Conceptual interior renderings by LRK. Final design subject to change.

Location MAP

GILL
PROPERTIES

CLICK FOR GOOGLE MAP



THE NEIGHBORHOOD



1. Belmont Grill
2. The Liquor Store
3. Hen House
4. Crumbl
5. Torch's Tacos
6. The Half Shell
7. Playa Bowls
8. Sweet Musings
9. Chick fil a
10. Broadway Pizza
11. City Silo
12. Ben & Jerry's
13. Huey's
14. Sakura
15. Hive Bagels & Bakery - Coming Soon!
16. Gus' Fried Chicken
17. Gibson's Donuts
18. Ciao Bella
19. Rise Chicken and Biscuits
20. Tazikis Mediteranian Grill
21. Firehouse Subs
22. 901 Hot Pot
23. Patricks
24. Sushi Kingdom
25. Perkins
26. Bojangles
27. Honey Baked Ham
28. Back Yard Burger
29. Memphis Pizza Cafe
30. Brookhaven Pub
31. Hog and Hominy
32. Mosa Asian
33. Andrew Michael Italian Kitchen
34. Fox Ridge Pizza
35. Rotolo's Pizza
36. Nothing Bundt Cakes
37. Popeyes
38. Swankeys
39. Soul Fish Cafe
40. Freddy's

43. Home Depot
44. Kroger
45. Burlington Coat Factory
46. Ross Dress for Less
47. TJ Maxx
48. Michaels
49. Fresh Market
50. Walgreens
51. The Station Liquor Store
52. Target
53. Superlo
54. Lucchesi's Italian Market
55. Grivett Outdoors
56. The Frame Corner
57. Autozone
58. Flve Below
49. Whole Foods
60. Kroger

OFFICE & HOSPITALITY

61. Clark Tower - 650K+ sf
62. I-bank Tower - 360K+ sf
63. Clark Centre - 81K+ sf
64. Raquet Club Plaza - 24K+ sf
65. Eastgate Office - 66K+ sf
66. Double Tree by Hilton

SCHOOLS & CHURCHES

67. Woodland Presbyterian School
68. Holy Rosery Catholic School
69. White Station High School
70. Margolin Hebrew Academy

ENTERTAINMENT

71. Paradiso Movie Theatre

GILL PROPERTIES



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