



Retail/Office Opportunity

621 S. White Station Road | Memphis, Tennessee 38117

SW CORNER OF WHITE STATION ROAD & WHEELIS DRIVE

6815 Poplar Avenue, Suite 110
Germantown, TN 38138

GILL
PROPERTIES

901.758.1100
www.gillprop.com

Brookhaven Circle



ACCESS E. BROOKHAVEN CIRCLE

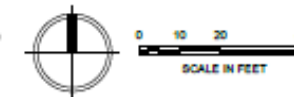
WHEELIS DRIVE

S WHITE STATION RD

Orion
FINANCIAL



SITE LAYOUT



POSSIBLE UNDERGROUND
DETENTION AREAS

PROPOSED BUILDING
17,000 SF
FFE=301.00

BUILDING
6,000 SF

REPLACE EXISTING
DETENTION WITH
UNDERGROUND

WHITE OAK NORTH CENTRAL

is a new development located at **621 South White Station Road** in the heart of East Memphis.

This ground-up development will bring a refined blend of first-floor retail and second-floor professional office space to one of Memphis' most established and desirable commercial corridors.

Positioned at the prominent corner of **SW White Station Road and Wheelis Drive**, White Oak North offers exceptional visibility, strong traffic exposure, and convenient access within a high-income East Memphis trade area.

The project features approximately **18,000 square feet of street-level retail** with professional office space above, creating an ideal setting for medical users, restaurants, boutique retail, neighborhood services, and office tenants seeking a polished, highly accessible location.

With planned roadway connectivity to **Brookhaven Circle**, ample on-site parking, and proximity to some of East Memphis' strongest retail, dining, office, and hospitality anchors, White Oak North is positioned to become a vibrant new destination for both daily convenience and elevated neighborhood commerce.

***Delivery: Early 2028**

FOR MORE INFORMATION:
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621 S WHITE STATION RD | MEMPHIS, TN 38119



The Lexington



Racquet Club Place



Claycourt Village

New two-story, mixed-use building at the corner of White Station Rd and Wheelis Dr.

- First Floor | 18,000 SF Class A Space
- Ideal for Medical, Restaurant, Office and Retail

Strategic Location

- Convenient and easily accessible, from Poplar Ave, I-240, I-40 and Walnut Grove
- Planned New Roadway connection to Brookhaven Circle, improving site access and traffic flow

Highlight Points

- Located in one of Memphis' most established and desirable commercial corridors.
- Ample on-site parking to accommodate both tenants, users and visitors.
- High Traffic Count | Exceptional Visibility in a High-Income Area

DEMOGRAPHICS



POPULATION

ESTIMATED 2026

1 Mile

7,872

3 Miles

70,220

5 Miles

234,000



HOUSEHOLDS

ESTIMATED 2026

3,741

29,750

95,000



AVE HH INCOME

ESTIMATED 2026

\$134,500

\$112,000

\$84,300



GILL PROPERTIES

WHITE OAK NORTH
621 S. WHITE STATION RD.

East Memphis

Traffic Count	
POPLAR AVE. Cross St: Valleybrook Dr	
Traffic Count	40,399
Count Year	2020
Count Type	AADT

POPLAR AVENUE

S. MENDENHALL ROAD

RACQUET CLUB
REDEVELOPMENT

WHEELIS DRIVE

S. WHITE STATION ROAD

SANDERLIN AVENUE

Traffic Count	
WHITE STATION RD. Cross St: Brantford Ave	
Traffic Count	41,081
Count Year	2020
Count Type	AADT

Traffic Count	
SANDERLIN AVE. Cross St: Jack Kramer Dr	
Traffic Count	9,821
Count Year	2020
Count Type	AADT

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