

FOR LEASE

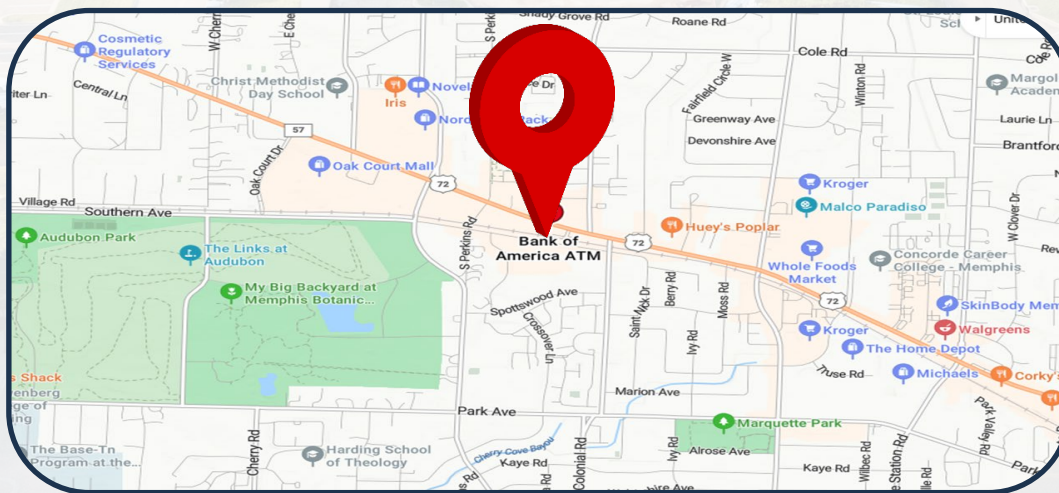
Poplar Avenue Frontage

4721- 4731 Poplar Avenue
Memphis, TN 38117



Three Suites Available

1,000 SF up to 1,203 SF



GILL

PROPERTIES

BROKERS:

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POPLAR AVENUE

Highlights & Demographics

HIGHLIGHTS:

- High Visibility with 122' of Poplar Avenue Frontage
- 32 Parking Spaces | Front & Back
- CMU-3 Zoning | Broad Commercial Use
- Triple Net Expenses | \$8.50 PSF

DEMOGRAPHICS:

Distance	Population	Households	Avg. Household Income
1 mile	6,538	3,130	\$132,296
3 miles	79,790	34,250	\$95,815
5 miles	233,760	94,186	\$74,827

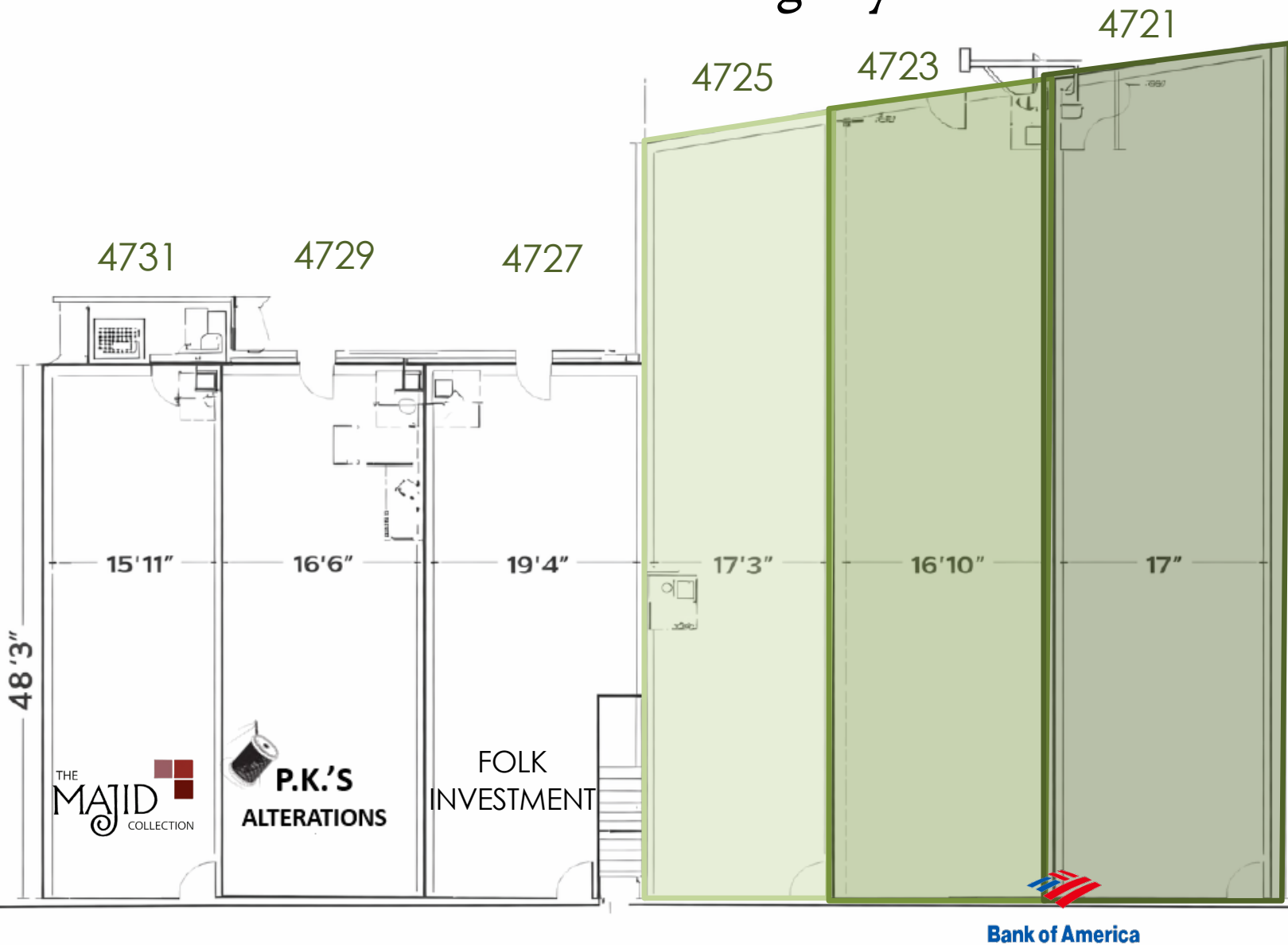
TRAFFIC VPD:

STREET	VPD
Poplar Avenue	34,000+
White Station Rd.	20,152+
Colonial Rd.	6,000+



THE TENANTS

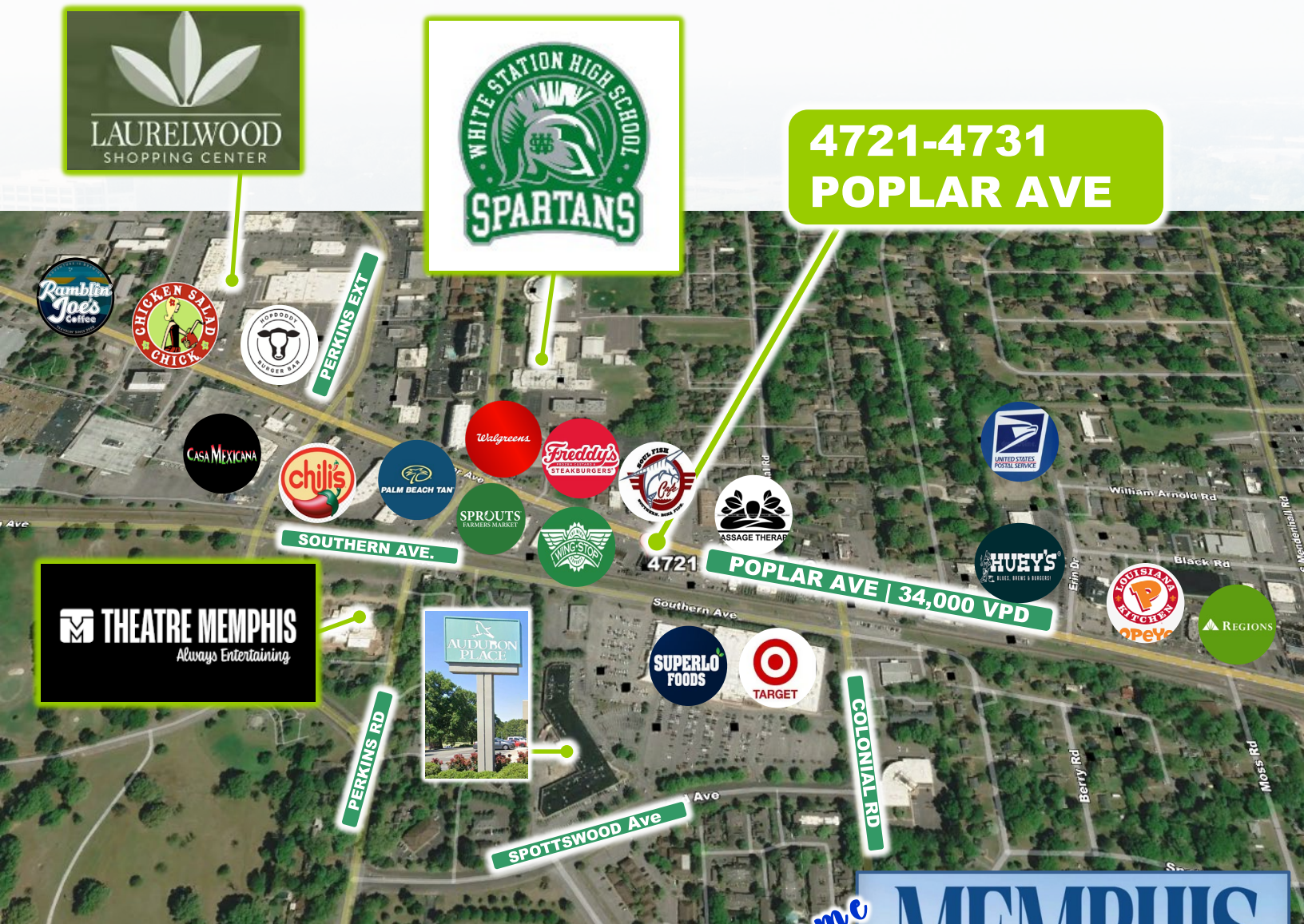
Floor Plan & Building Layout



<u>TENANT NAME</u>	<u>SUITE #</u>	<u>SQUARE FOOTAGE</u>	<u>MONTHLY LEASE</u>
Majid Oriental Rugs	4731	1,706	
PK Alterations	4729	885	
Folk Investment	4727	500	
AVAILABLE	4725	1,000	\$3,000.00
AVAILABLE	4723	1,203	\$3,200.98
Bank Of America ATM	NA	80	
AVAILABLE	4721	1,161	\$3,100.84

THE TRADE AREA

Aerial of Area



**4721-4731
POPLAR AVE**

POPLAR AVE | 34,000 VPD

THEATRE MEMPHIS
Always Entertaining



Centrally Located

To I-240	2 miles
Downtown Memphis	7 miles
University of Memphis	2.5 miles

Welcome to The 901



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