



6584 POPLAR AVE

East Memphis - Kirby Woods / Ridgeway Area

Dylan Patel, Affiliate Broker | 901.826.8712 or 901.550.9255 | TNMSRE@gmail.com

Grand Point Realty is pleased to present a rare turn-key medical office opportunity available for lease at 6584 Poplar Avenue, Suite 400 in the heart of East Memphis. Offering 12,055 SF of fully built-out clinical space, this fourth-floor suite is move-in ready and designed to accommodate a wide range of medical users – from single-specialty practices to multi-provider group models. Featuring 14 clinical exam rooms, a radiation-shielded imaging room, surgical recovery bay, and Olympus sterilization station, the suite delivers specialized infrastructure that is exceptionally difficult and costly to replicate. Divisible floor plate provides flexible configuration options. Located along the Poplar Avenue corridor – East Memphis's premier professional and medical address – with LED monument signage, elevator access, and ample surface parking.

For more information or to schedule a tour, please contact Dylan Patel at 901-826-8712 or 901.550.5670, or via email at TNMSRE@gmail.com.

6584 POPLAR AVENUE, SUITE 400 | MEMPHIS, TN 38119

AVAILABLE FOR LEASE

12,055 SF | TURN-KEY MEDICAL OFFICE | 4TH FLOOR

This is the medical suite Memphis providers have been waiting for. Fully built out, clinically equipped, and move-in ready — 6584 Poplar Ave offers one of the most complete healthcare environments available in East Memphis today.

SPACE FEATURES

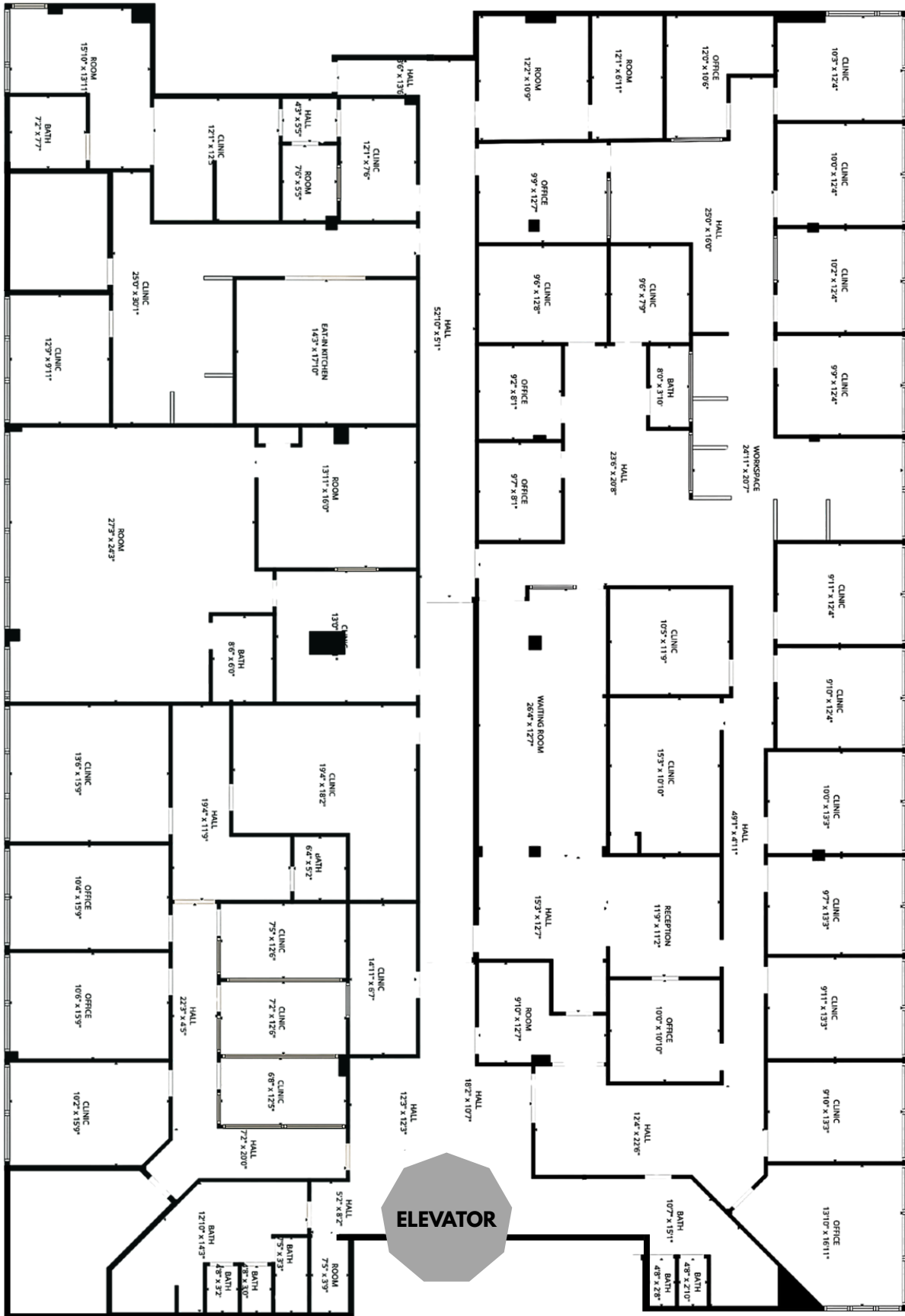
- 14 exam/clinical rooms with cabinetry & sinks
- Radiation-shielded room — radiology & imaging ready
- Surgical recovery bay with ceiling curtain track system
- Scope sterilization & medical equipment cleaning station
- Expansive patient waiting room (26'4" × 12'7")
- Full eat-in kitchen (14'3" × 17'10") & staff break room
- Private offices, co-working bullpen & workspace
- Floor-to-ceiling windows | Panoramic tree-line views
- Divisible — lease full suite or subdivide



Fully built. Fully equipped. Fully ready.

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FLOORPLAN



12,055 total square feet

6584 Poplar Avenue, Suite 400 — Memphis, TN

East Memphis — Kirby Woods / Ridgeway Corridor

40,242 VPD on Poplar Ave · LED Monument Signage Included

HOSPITAL PROXIMITY

Baptist Memorial Hospital	± 3 min
St. Francis Hospital	± 5 min
Germantown Methodist Hospital	± 10 min
Methodist University Hospital	± 15 min
Regional One Health	± 15 min

AREA DEMOGRAPHICS — 5-MINUTE DRIVE (ESRI 2025)

\$115K

MEDIAN HH INCOME
+59% vs TN avg

\$557K

MEDIAN NET WORTH
3x TN median

\$167K

AVG HH INCOME
Per capita \$75,419

170

WEALTH INDEX
100 = US avg

26%

EARN \$200K+
Largest bracket

67,553

DAYTIME POP
8.7:1 worker ratio

74.5%

COLLEGE EDUC.
2+ years

82.5%

WHITE COLLAR
Workforce

44.4

MEDIAN AGE
Prime HC demo

\$447K

MEDIAN HOME VAL
Own 68%

EXTENDED TRADE AREA

10-min Median HH Income
\$87,021

10-min Daytime Pop
158,026

15-min Total Pop
347,503

15-min Daytime Pop
387,185

15-min Avg HH Income
\$104,408

HEALTHCARE MARKET CONCENTRATION

423

HC BUSINESSES
#1 industry 5 min

1,064

HC BUSINESSES
Within 10 min

11,309

HC EMPLOYEES
Within 5 min

140

HC SPEND INDEX
+40% vs national

135

MED-TAIL SCORE
+35% vs national

\$81M

ANNUAL HC SPEND
5-min trade area

\$196M

HEALTH SERVICES
15-min annual

\$639M

HEALTH INSURANCE
15-min annual

\$57.9M

RX DRUGS
15-min annual

\$138M

PERSONAL CARE
15-min annual

MEDICAL RETAIL DEMAND — TOP CATEGORIES BY DOLLAR

Dental	45%	<div style="width: 45%;"></div>
Physician Visits	25%	<div style="width: 25%;"></div>
Urgent Care	22%	<div style="width: 22%;"></div>
Vision	8%	<div style="width: 8%;"></div>

CONSUMER PROFILE & SPENDING POTENTIAL INDEX (100 = US AVG)

Burbs and Beyond

29.9% of households — 5-min

Affluent aging homeowners. High insurance coverage.

Heavy healthcare spenders. Top reimbursement profile.

Savvy Suburbanites

22.9% of households — 5-min

College-educated dual-income families.

Strong pharmacy and physician visit spending.

140
HEALTHCARE

138
PHARMACY

140
HEALTH INS.

140
FITNESS

150
PERSONAL CARE

Healthcare is the #1 business category within 5 minutes — 423 businesses, 11,300+ employees. Residents spend 40% more on healthcare than the national average. Median net worth is nearly 3x the Tennessee median. This market exists, at scale, and it is affluent.

MEDICAL OFFICE · FOR LEASE

Fully Equipped Medical Suite

Turnkey Space · Exam Rooms · Procedure Labs · Lobby · Staff Areas

6584 Poplar Avenue, Suite 400 | Memphis, TN 38119

12,055 SF · 4th Floor · Turn-Key Medical Office

9+

EXAM ROOMS

2

SCOPE LABS

12,055 SF

TOTAL SPACE

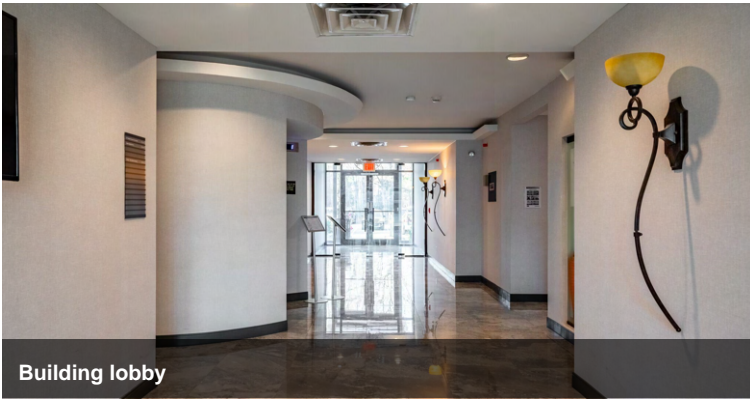
4th Floor

LOCATION

Turn-Key

MOVE-IN READY

BUILDING LOBBY & PATIENT WAITING AREA



Building lobby



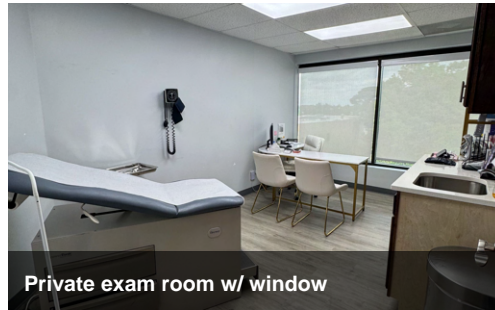
Patient waiting room

Spacious high-capacity waiting room · Professional building lobby · Reception area · Wall-mounted TV · ADA accessible entrance

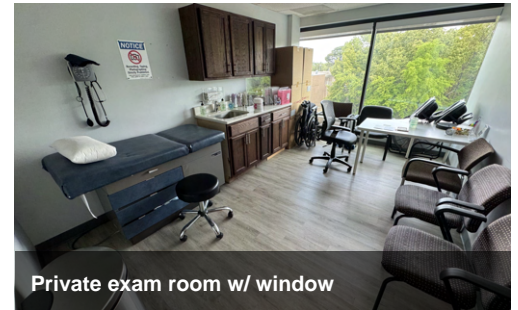
PRIVATE EXAM & CONSULTATION ROOMS



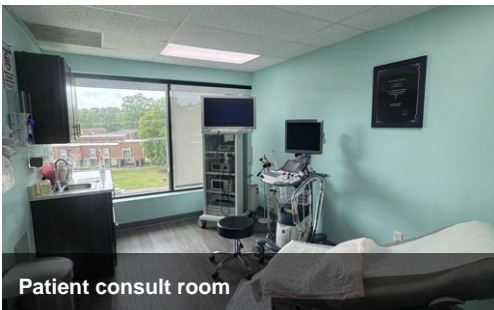
Private exam room



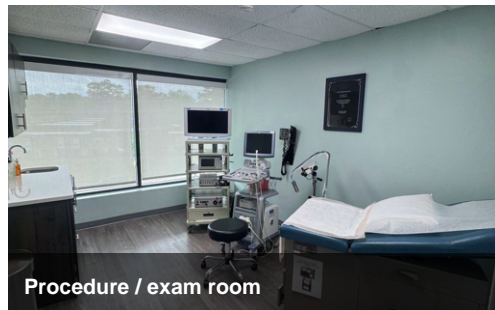
Private exam room w/ window



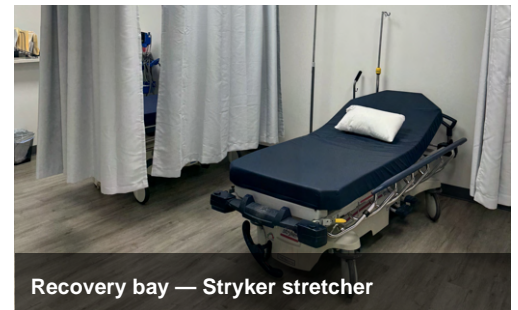
Private exam room w/ window



Patient consult room



Procedure / exam room



Recovery bay — Stryker stretcher

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Procedure Labs · Break Room · Open Office / Coworking · Consultation & Admin Rooms

9+

EXAM ROOMS

2

SCOPE LABS

12,055 SF

TOTAL SPACE

4th Floor

LOCATION

Turn-Key

MOVE-IN READY

PROCEDURE & SCOPE LABS



Scope reprocessing lab — Olympus America



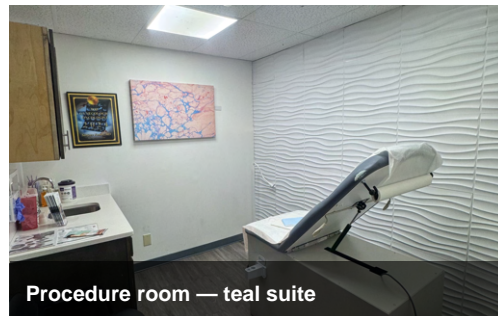
Scope reprocessing lab — second angle



Procedure room w/ ultrasound tower



Procedure room w/ scope tower



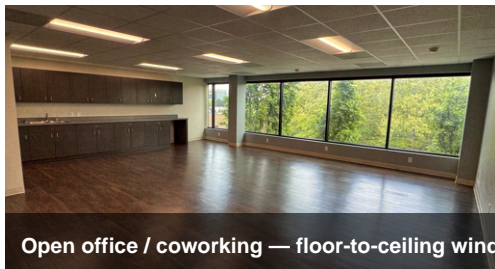
Procedure room — teal suite

Olympus America reprocessors · Water filtration system · Ultrasound equipment · Scope towers · Ideal for GI, OB/GYN, or surgical groups

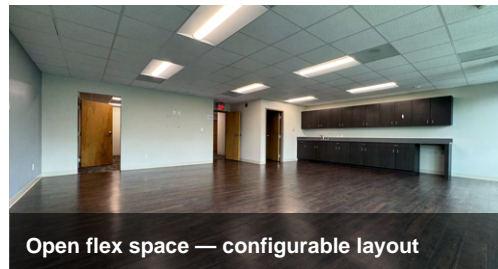
STAFF BREAK ROOM & OPEN OFFICE / COWORKING SPACE



Staff break room w/ full kitchen



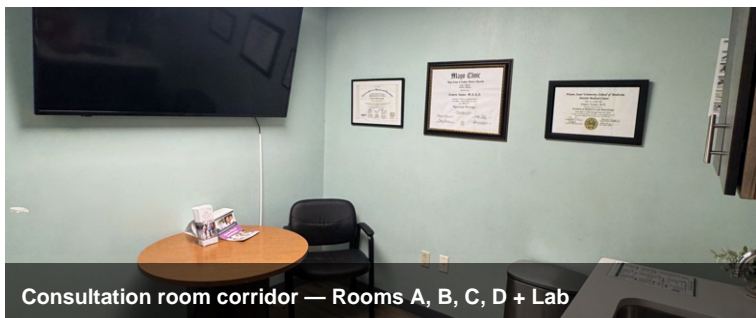
Open office / coworking — floor-to-ceiling windows



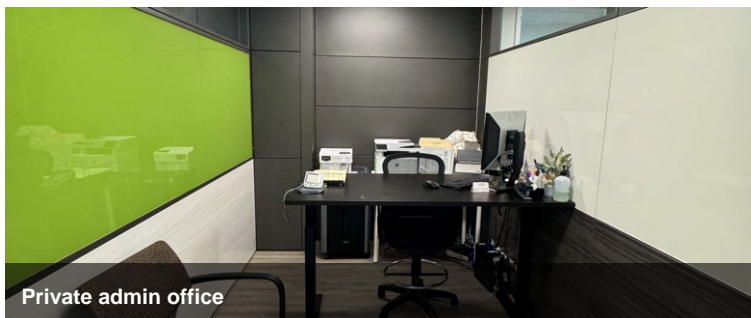
Open flex space — configurable layout

Full kitchen w/ stainless appliances · Dining & break tables · Open floor plan · Floor-to-ceiling windows · Configurable for staff meetings or shared office

CONSULTATION & ADMIN ROOMS



Consultation room corridor — Rooms A, B, C, D + Lab



Private admin office

IDEAL FOR

GI · OB/GYN · Surgical · Multi-Spec.

SPACE TYPE

Turnkey Lease · Move-In Ready

EQUIPMENT

Available for Negotiation

ASKING RATE

Contact Broker