

Bank/Retail/Office Space
AVAILABLE FOR LEASE



5299 Poplar Avenue | Memphis, Tennessee 38119

6815 Poplar Avenue, Suite 110
Germantown, TN 38138

GILL
PROPERTIES

901.758.1100
www.gillprop.com

Ground Zero of East Memphis Banking

5299 POPLAR AVENUE

PREMIER BANKING CORRIDOR | EAST MEMPHIS, TENNESSEE



EAST MEMPHIS ADVANTAGE

- 25** BANK BRANCHES
- 18** FINANCIAL INSTITUTIONS
- I-240** IMMEDIATE ACCESS TO I-240
- HIGH VISIBILITY ON POPLAR AVENUE**
- ONE OF MEMPHIS' PREMIER FINANCIAL CORRIDORS**

TRAFFIC COUNTS (VPD)

- 47,000+** POPLAR AVENUE – VEHICLES PER DAY
- 160,000+** I-240 – VEHICLES PER DAY

Source: TDOT 2023

STRATEGIC LOCATION
In the heart of East Memphis' primary banking corridor.

CENTRAL & CONNECTED
Minutes from Germantown, Midtown, and Downtown Memphis.

EXCEPTIONAL VISIBILITY
Positioned on Poplar Avenue with strong daily traffic.

ESTABLISHED MARKET
Surrounded by respected financial institutions and professional users.

FORMER INSOUTH BUILDING

5299 POPLAR AVENUE

PROPERTY HIGHLIGHTS

- Positioned on one of Memphis' most Dynamic Traffic Corridor - Poplar Avenue between I-240 and White Station Rd,
- Unmatched Visibility with 151' of Poplar Avenue Frontage
- Exceptional Traffic Exposure with **46,300+** Vehicles Per Day
- Strategic Access from all areas of Memphis due to being within 1 mile of I-240, White Station Rd

BRANDING:

- Exclusive use** of the Digital Messaging Sign
- Monument and Building Signage for Company Logo
- National Co-Anchor Tenant | **T Mobile**

MOVE-IN READY BANK

- 15,500 SF | Former InSouth Bank Building with existing drive-thru lanes suitable for quick service, pharmacy, financial services and more
- Multiple Office Suites, Breakroom Facilities, Conference Rooms & Training Rooms
- Ample Parking with 70 Surface Spaces
- Easy Access with strong ingress and egress enhances functionality for customers.

TRAVEL TIMES

- ➔ I-240 1M | 2Mins
- ➔ Germantown 8M | 11Mins
- ➔ Midtown 7.3M | 17Mins
- ➔ Downtown 17.3M | 22Mins

DEMOGRAPHICS



POPULATION

ESTIMATED 2026

1 Mile	3 Miles	5 Miles
6,708	70,955	224,303



HOUSEHOLDS

ESTIMATED 2026

3,164	29,833	91,550
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AVE HH INCOME

ESTIMATED 2026

\$112,030	\$104,906	\$79,038
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SITE LAYOUT

TRAFFIC COUNTS

POPLAR AVE	46,000+
I-240 POPLAR EXIT	141,840+
ESTATE DRIVE	6,000+
WHITE STATION/POPLAR	20,150+

POPLAR AVENUE | 46,000+ VPD



5299 Poplar Ave

verizon

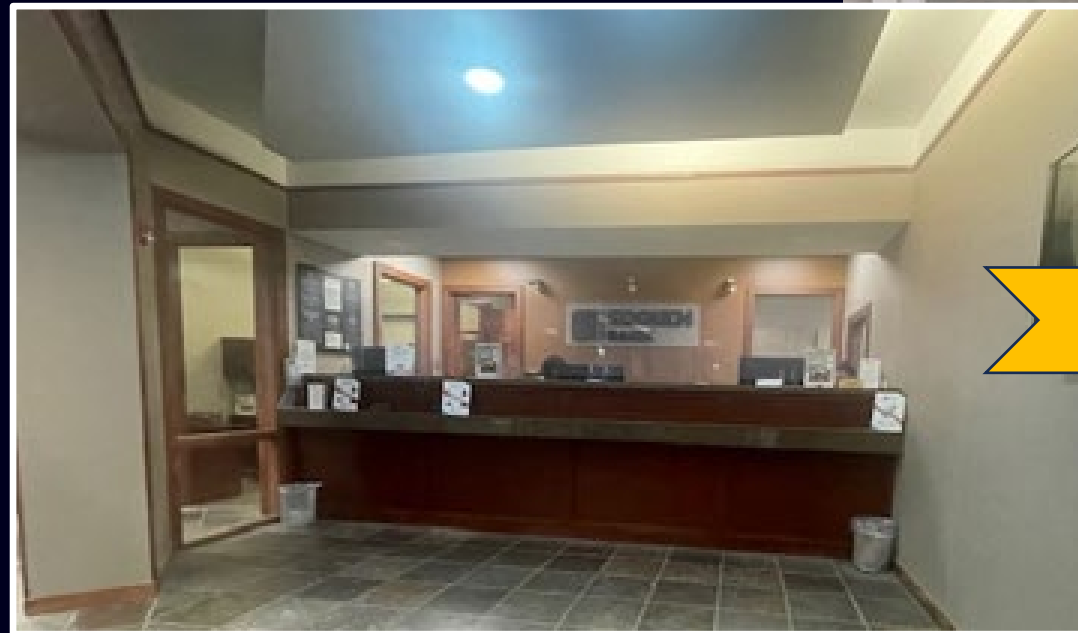


ESTATE DR | 6,000+



BRAND NEW
to Memphis | The Famous
IN-N-OUT BURGER
Expected to increase traffic by 9%

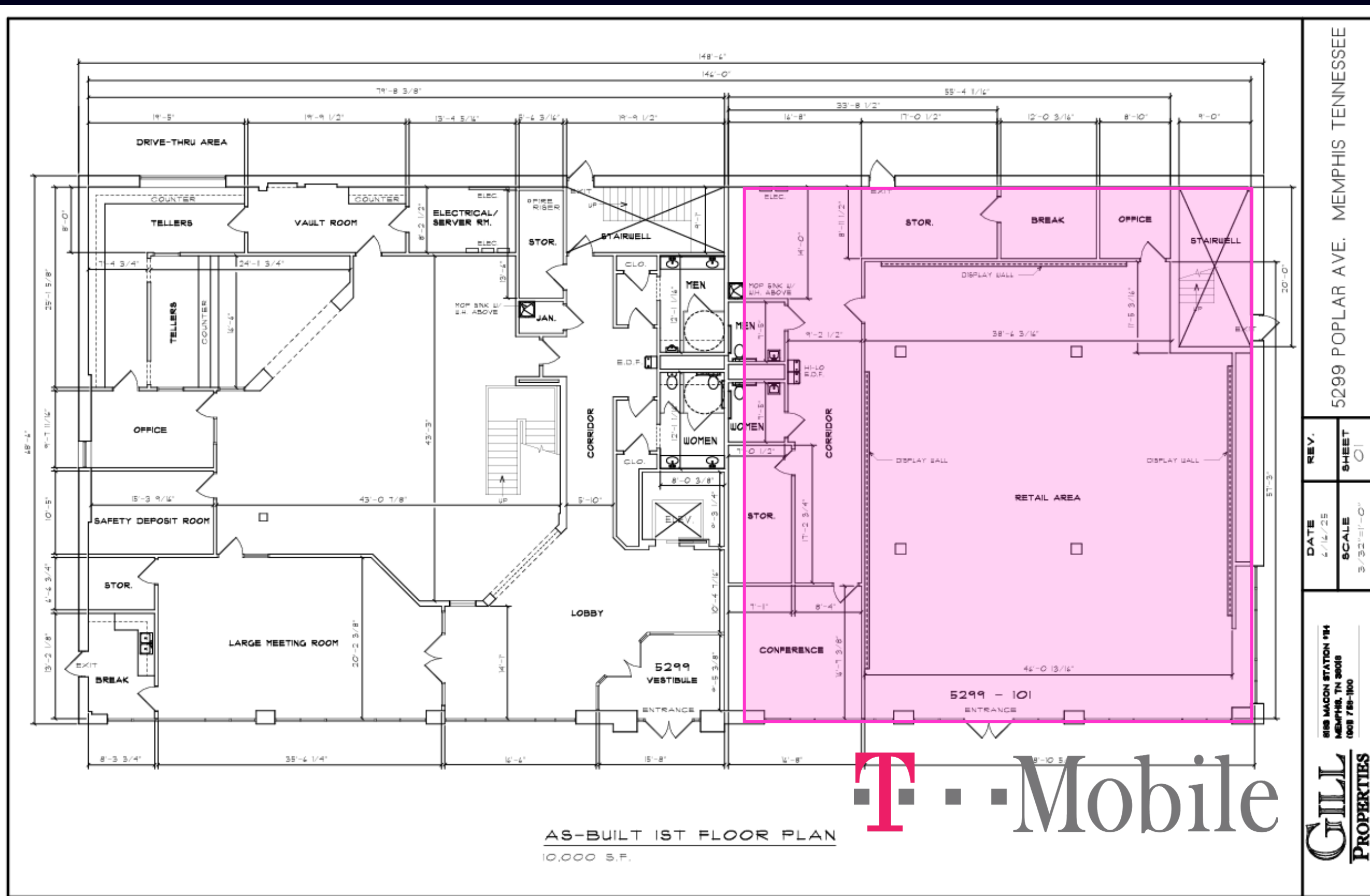




*Let's re-design the space for
your company!*

FIRST FLOOR

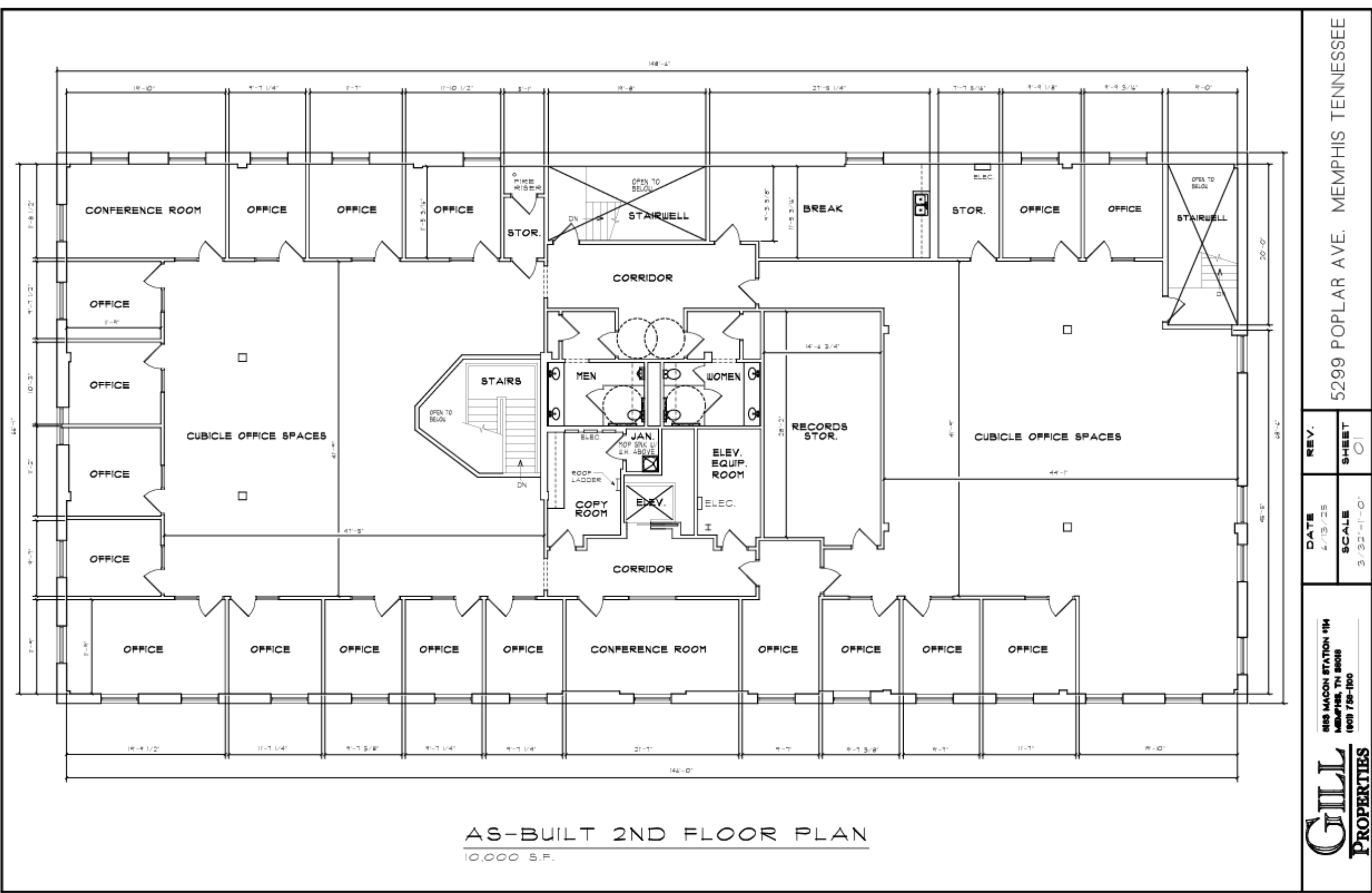
- Large Meeting Room
- Entrance opens-up to the bank lobby, the staircase to the second floor and the elevator.
- Two private offices
- Drive Thru Infrastructure
- Janitorial/Storage Closets
- Fully Equipped Breakroom
- Restroom Facilities



T-Mobile

SECOND FLOOR

- **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



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