



Stand-Alone East Memphis Building Available for Lease



6445 Poplar Ave
Memphis, TN 38119

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Colliers International Memphis is pleased to present this opportunity to lease a stand-alone office/retail building on Poplar Avenue. With full building availability, location at a lighted intersection, Poplar address, and building naming rights, 6445 Poplar Ave. is ideal for financial institutions, medical office, or any other user seeking a prominent presence in the heart of East Memphis.

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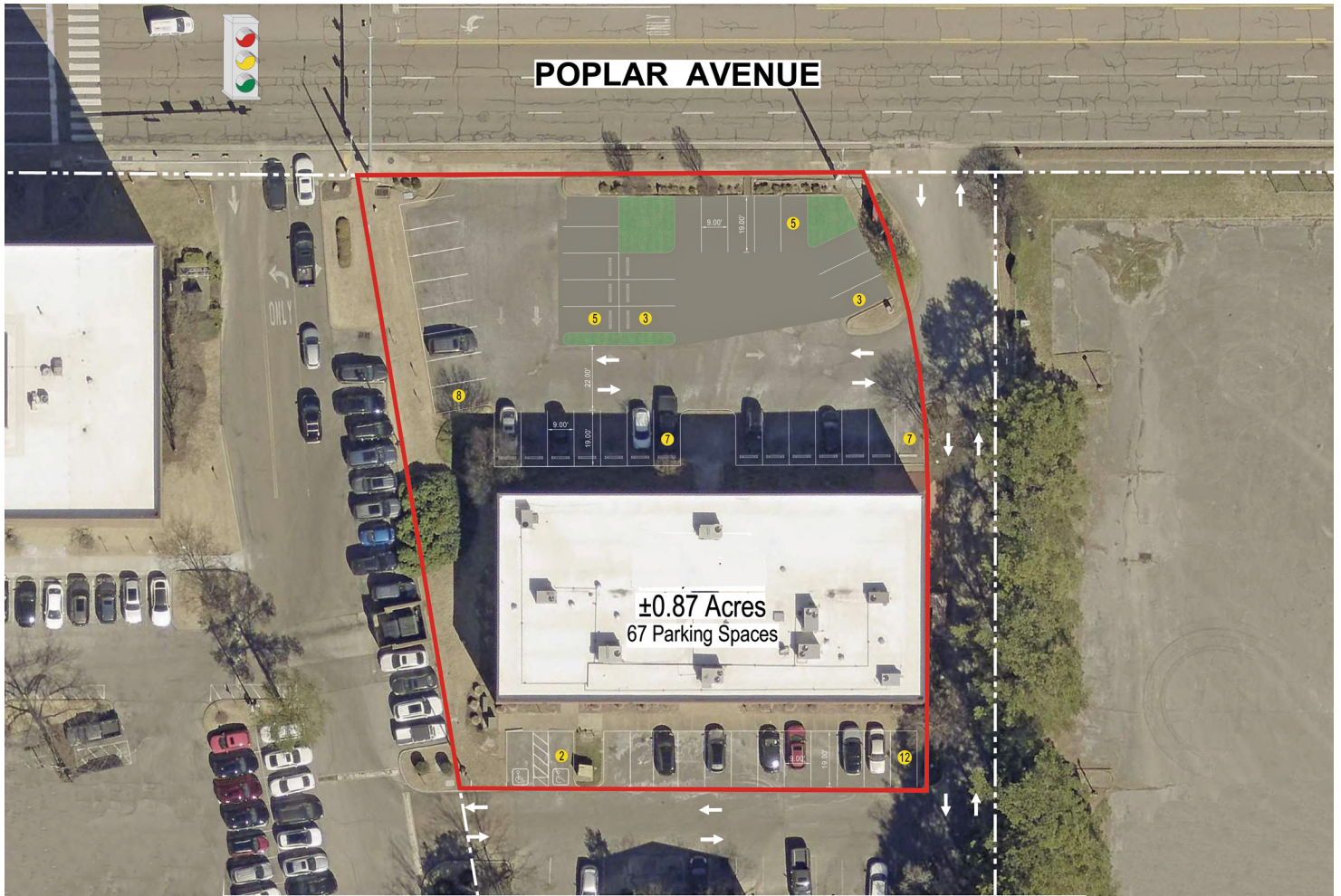
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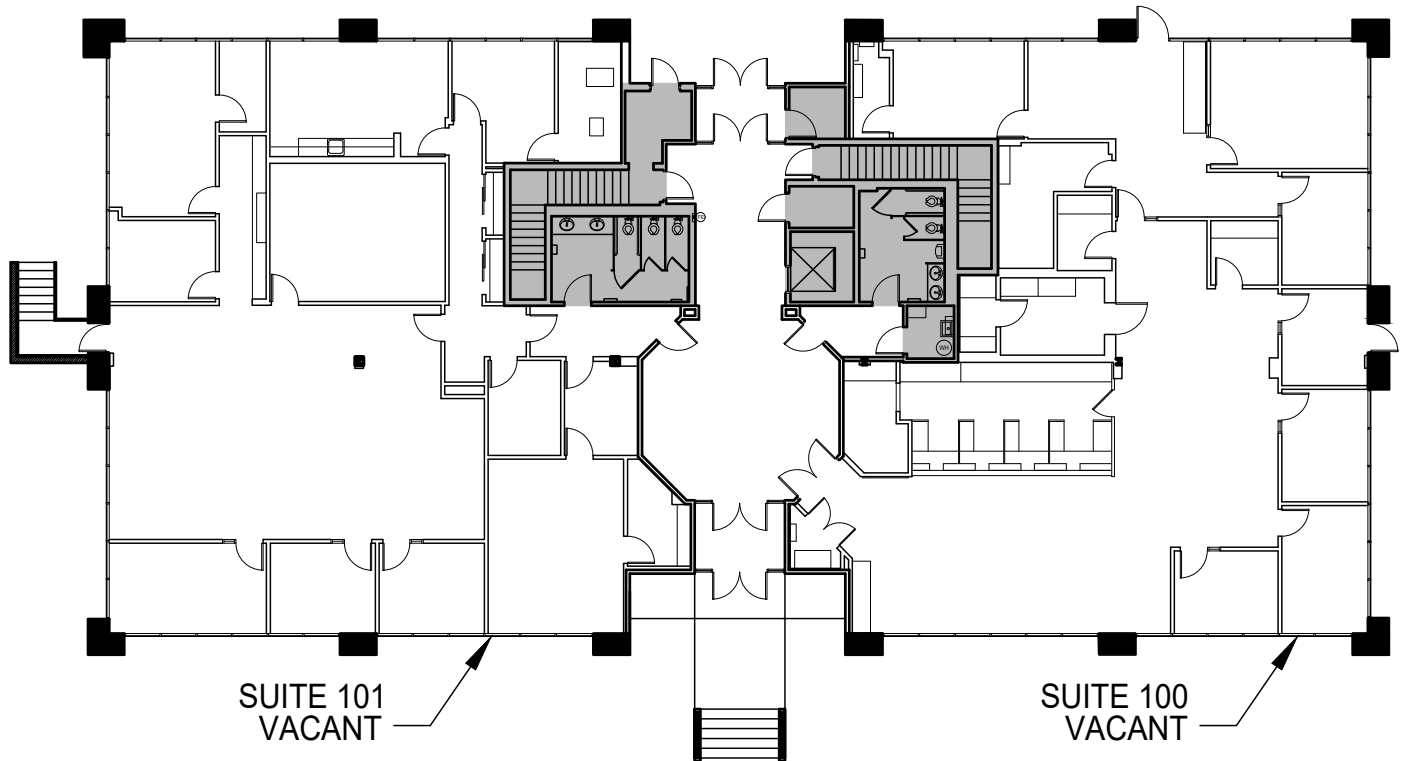
Site Plan



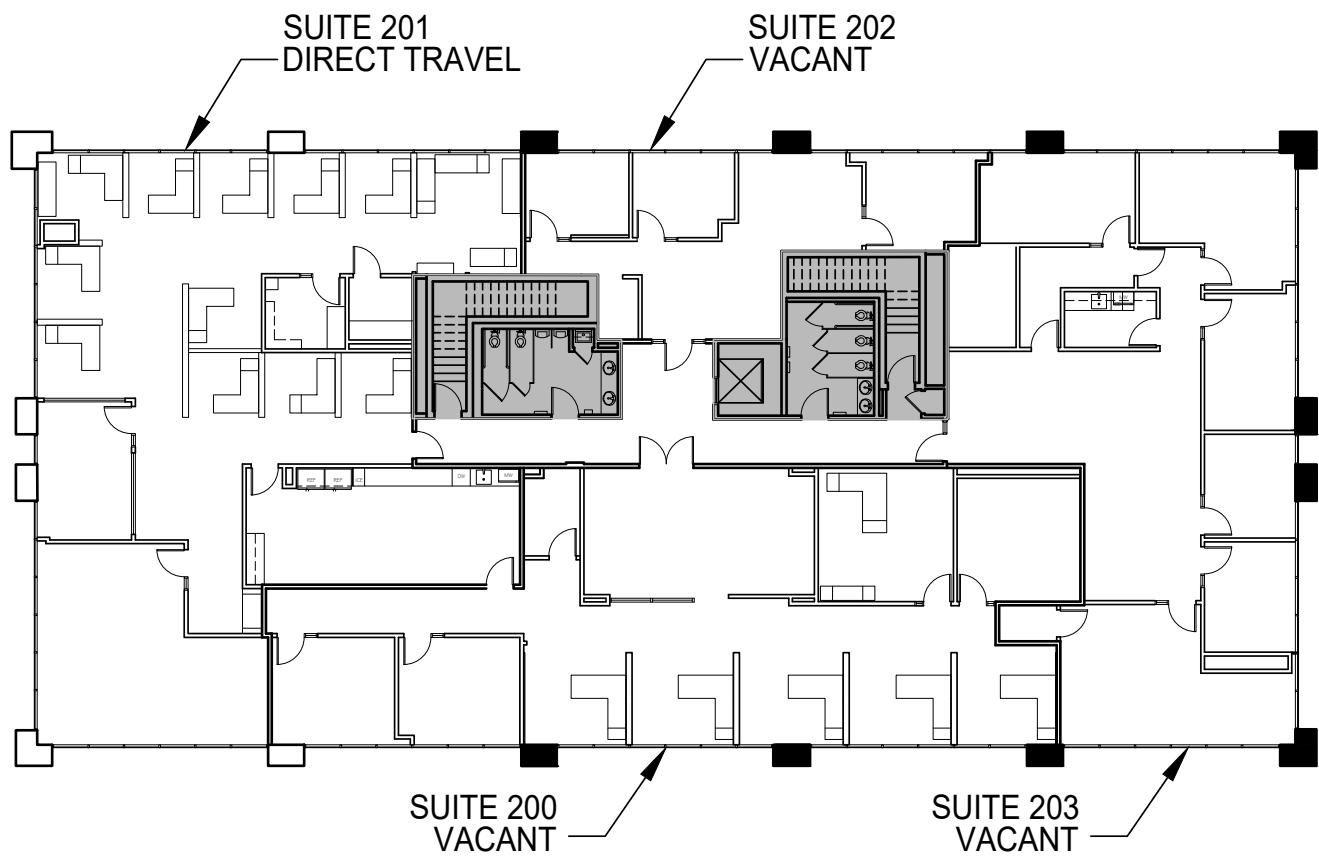
Building Features

- Stand- Alone, ±17,059 SF Building
- Excellent visibility in high- income, high-traffic corridor
- Signage & naming rights available
- Ideal for banks, medical users, or other professional offices
- Prominent Poplar Avenue address
- Former bank branch
- Located at lighted intersection with great ingress & egress
- Flexible suite sizes & configurations

Floor Plan - 1st Floor



Floor Plan - 2nd Floor



6445 Poplar Ave

Memphis, TN 38119

Demographics

Total Population



1 mile	7,403
3 miles	63,240
5 miles	218,436

Average HH Income



1 mile	\$165,287
3 miles	\$133,095
5 miles	\$113,282

Home Ownership



1 mile	58.1%
3 miles	58.0%
5 miles	54.6%

Median Home Value



1 mile	\$472,491
3 miles	\$389,579
5 miles	\$333,639

% of Seniors



1 mile	36.3%
3 miles	31.4%
5 miles	27.3%

Our Mission

Maximize the potential of property to accelerate the success of our clients and our people.

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