



Great Development Opportunity

0.88 Acres

Property Highlights

- Great development opportunity at a high traffic intersection in East Memphis
- 0.88 acres with 160 +/- feet of frontage on Poplar Avenue
- Close proximity to the University of Memphis
- Area retailers include Kroger, Party City, Dollar Tree, McDonald's, Family Dollar, Wendy's, Lenny's, Sprint, Goodwill, Walgreens, Starbucks, Old Navy, Mattress Firm, Petco, Tuesday Morning, and Pier 1

Traffic Counts

Poplar	26,452 VPD
Holmes	6,681 VPD

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FOR LEASE

3294 Poplar Avenue
Memphis, TN 38111



Demographics

1 MI

3 MI

5 MI

Population	11,878	107,959	244,958
Households	5,178	44,915	99,924
Avg. Income	\$77,440	\$57,921	\$52,912
Median Age	34.3	354.3	34.5

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