



# 6155 Poplar

6155 POPLAR AVENUE, MEMPHIS, TN 38119

6155 Poplar is strategically located on the thriving "Poplar Corridor" near the signalized corner of Ridgeway Road and Poplar, and is in the heart of one of the most affluent areas that also boasts the highest concentration of class A office space in Memphis. Area retail includes Target, Best Buy, Petsmart, REI, Kroger, FedEx Office, and AT&T.

**GLA:** 10,934 SF  
**RATE:** \$27.50 - \$30.00 PSF  
**NNN:** \$8.52 PSF  
**ANCHORS:** Great Wine & Spirits, Eyes for You, Tekne,

## TRAFFIC COUNTS:

Poplar Avenue	59,241 VPD
S. Shady Grove Road	8,091 VPD
Ridgeway Road	22,083 VPD

## DEMOGRAPHICS:

	Population	Avg Income
1 Mile	6,608	\$102,099
Daytime	31,935	
3 Miles	66,601	\$89,717
Daytime	80,580	
5 Miles	215,916	\$75,513
Daytime	146,630	



