



# 6450 Poplar

6450 POPLAR AVENUE, MEMPHIS, TN 38120

6450 Poplar is strategically located on the thriving "Poplar Corridor" on a signalized corner in East Memphis adjacent to International Paper's world headquarters, 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 and restaurants include Target, Best Buy, PetsMart, REI, Kroger, FedEx Office, AT&T, The Capital Grille, Seasons 52, Fleming's Steakhouse, and Ruth's Chris.

## TRAFFIC COUNTS:

Poplar Avenue 37,818 VPD

**GLA:** 29,257 SF  
**RATE:** \$25.00 PSF  
**NNN:** \$20.20 PSF  
**ANCHORS:** Babalu,  
 Big Bad Breakfast

## DEMOGRAPHICS:

	Population	Avg Income
1 Mile	6,709	\$120,588
Daytime	30,939	
3 Miles	61,163	\$91,014
Daytime	85,243	
5 Miles	213,829	\$82,603
Daytime	145,703	





