

► POPLAR COMMONS

Poplar Avenue @ Perkins Extd in Memphis, Tennessee 38117



BUSY NEIGHBORHOOD CENTER IN THE HEART OF EAST MEMPHIS



VEHICLES PER DAY	
Poplar Ave east of Perkins Extd	25,909
Poplar Ave west of Perkins Extd	21,963
Perkins Extd north of Poplar Ave	15,187
Walnut Grove Rd west of Poplar Ave	12,657

MEDIAN INCOME	
1 Mile	\$154,016
3 Miles	\$89,121
5 Miles	\$73,131

POPULATION	
1 Mile	5,931
3 Miles	85,743
5 Miles	231,594



Matt Brock

713-693-1406

mbrock@frpltd.com



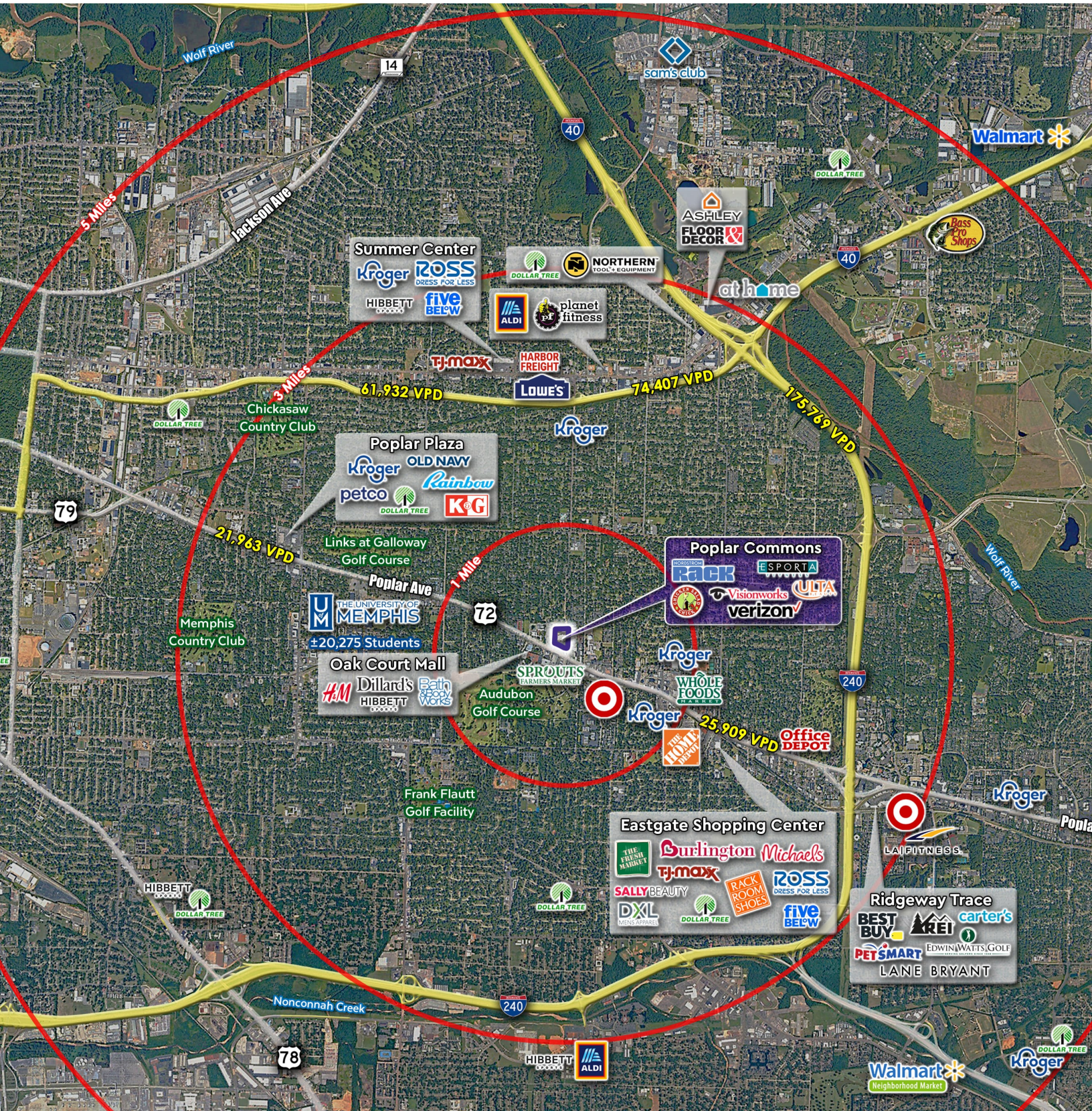
WWW.FRPLTD.COM

▶ POPLAR COMMONS

Poplar Avenue @ Perkins Extd in Memphis, Tennessee 38117



OVER \$228,000 AVERAGE HOUSEHOLD INCOME WITHIN ONE MILE



Matt Brock

713-693-1406

mbrock@frpltd.com



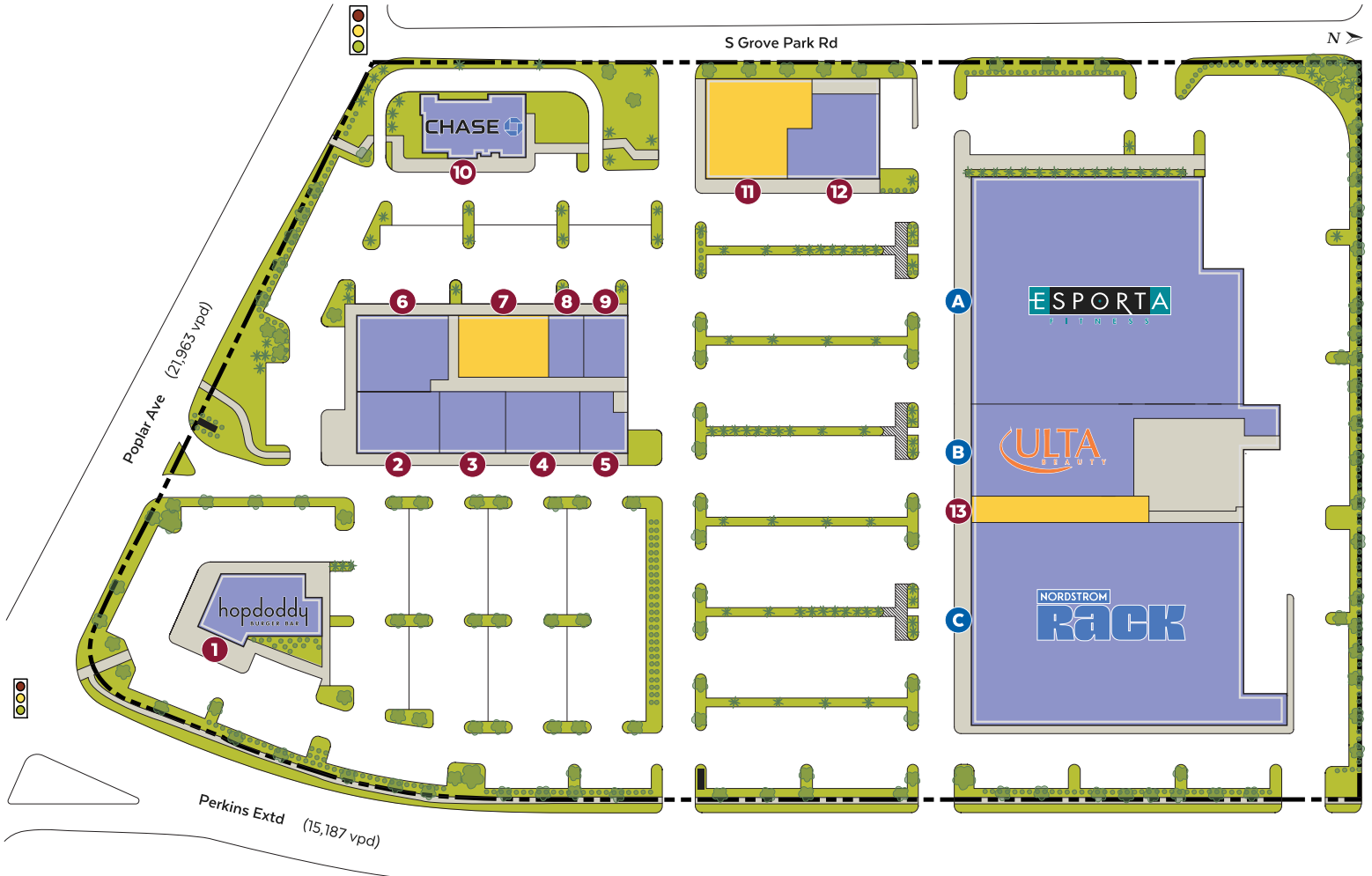
WWW.FRPLTD.COM

► POPLAR COMMONS

Poplar Avenue @ Perkins Extd in Memphis, Tennessee 38117



5,463 SF • 3,182 SF (CAN BE DIVIDED) • 1,575 SF



Tenant List

Tenant	Address	SF/Acres
A Esporta Fitness	4572 Poplar Ave #101	
B Ulta Beauty	4572 Poplar Ave #103	
C Nordstrom Rack	4572 Poplar Ave #109	
1 Hopdoddy Burger Bar	4584 Poplar Ave	
2 Chicken Salad Chick	4562 Poplar Ave	
3 Buff City Soap	4562 Poplar Ave #113	
4 Visionworks	4562 Poplar Ave #115	
5 Smoothie King	4562 Poplar Ave #117	

Tenant List (continued)

Tenant	Address	SF/Acres
6 Urgent Care St Francis	4562 Poplar Ave #109	
7 AVAILABLE	4562 Poplar Ave	3,182
8 Removery	4562 Poplar Ave #103	
9 Verizon	4562 Poplar Ave #101	
10 Chase	4570 Poplar Ave	
11 AVAILABLE	4570 Poplar Ave #101	5,463
12 Envy Nail Bar	4546 Poplar Ave #103	
13 AVAILABLE	4572 Poplar Ave #107	1,575

Available Lease Pending Executed



Matt Brock

713-693-1406

mbrock@frpltd.com



WWW.FRPLTD.COM

► POPLAR COMMONS

Poplar Avenue @ Perkins Extd in Memphis, Tennessee 38117



FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/poplar-commons

Lat/Lon: 35.119/-89.9096

Poplar Commons Memphis, TN 38117	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	5,931	85,743	231,594
2030 Projected Population	5,758	80,010	216,643
2020 Census Population	5,795	86,598	231,100
2010 Census Population	5,700	87,253	237,600
Projected Annual Growth 2025 to 2030	-0.6%	-1.3%	-1.3%
Historical Annual Growth 2010 to 2025	0.3%	-0.1%	-0.2%
2025 Median Age	47.8	36.4	34.3
Households			
2025 Estimated Households	2,679	36,704	91,724
2030 Projected Households	2,586	34,304	85,882
2020 Census Households	2,783	38,636	93,983
2010 Census Households	2,650	37,024	92,583
Projected Annual Growth 2025 to 2030	-0.7%	-1.3%	-1.3%
Historical Annual Growth 2010 to 2025	-	-	-
Race and Ethnicity			
2025 Estimated White	77.0%	53.4%	36.6%
2025 Estimated Black or African American	14.7%	31.1%	46.6%
2025 Estimated Asian or Pacific Islander	4.0%	3.5%	2.6%
2025 Estimated American Indian or Native Alaskan	-	0.3%	0.4%
2025 Estimated Other Races	4.3%	11.6%	13.9%
2025 Estimated Hispanic	4.2%	12.4%	15.1%
Income			
2025 Estimated Average Household Income	\$230,366	\$126,961	\$102,087
2025 Estimated Median Household Income	\$154,016	\$89,121	\$73,131
2025 Estimated Per Capita Income	\$104,090	\$54,441	\$40,517
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.2%	4.3%	6.4%
2025 Estimated Some High School (Grade Level 9 to 11)	1.3%	4.9%	6.5%
2025 Estimated High School Graduate	8.2%	19.8%	26.5%
2025 Estimated Some College	12.5%	17.5%	19.8%
2025 Estimated Associates Degree Only	2.9%	4.7%	5.3%
2025 Estimated Bachelors Degree Only	40.1%	27.0%	19.7%
2025 Estimated Graduate Degree	34.8%	21.9%	15.7%
Business			
2025 Estimated Total Businesses	943	6,128	14,345
2025 Estimated Total Employees	7,271	51,909	134,536
2025 Estimated Employee Population per Business	7.7	8.5	9.4
2025 Estimated Residential Population per Business	6.3	14.0	16.1



Matt Brock

713-693-1406

mbrock@frpltd.com



WWW.FRPLTD.COM



INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker

and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.



Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20



Matt Brock

713-693-1406

mbrock@frpltd.com



WWW.FRPLTD.COM