

► 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	55,279
Poplar Ave west of Perkins Extd	27,638
Walnut Grove Rd west of Poplar Ave	39,214
Perkins Extd north of Poplar Ave	21,303

AVERAGE INCOME	
1 Mile	\$232,720
3 Miles	\$122,431
5 Miles	\$100,283

POPULATION	
1 Mile	5,519
3 Miles	85,538
5 Miles	226,657



Matt Brock

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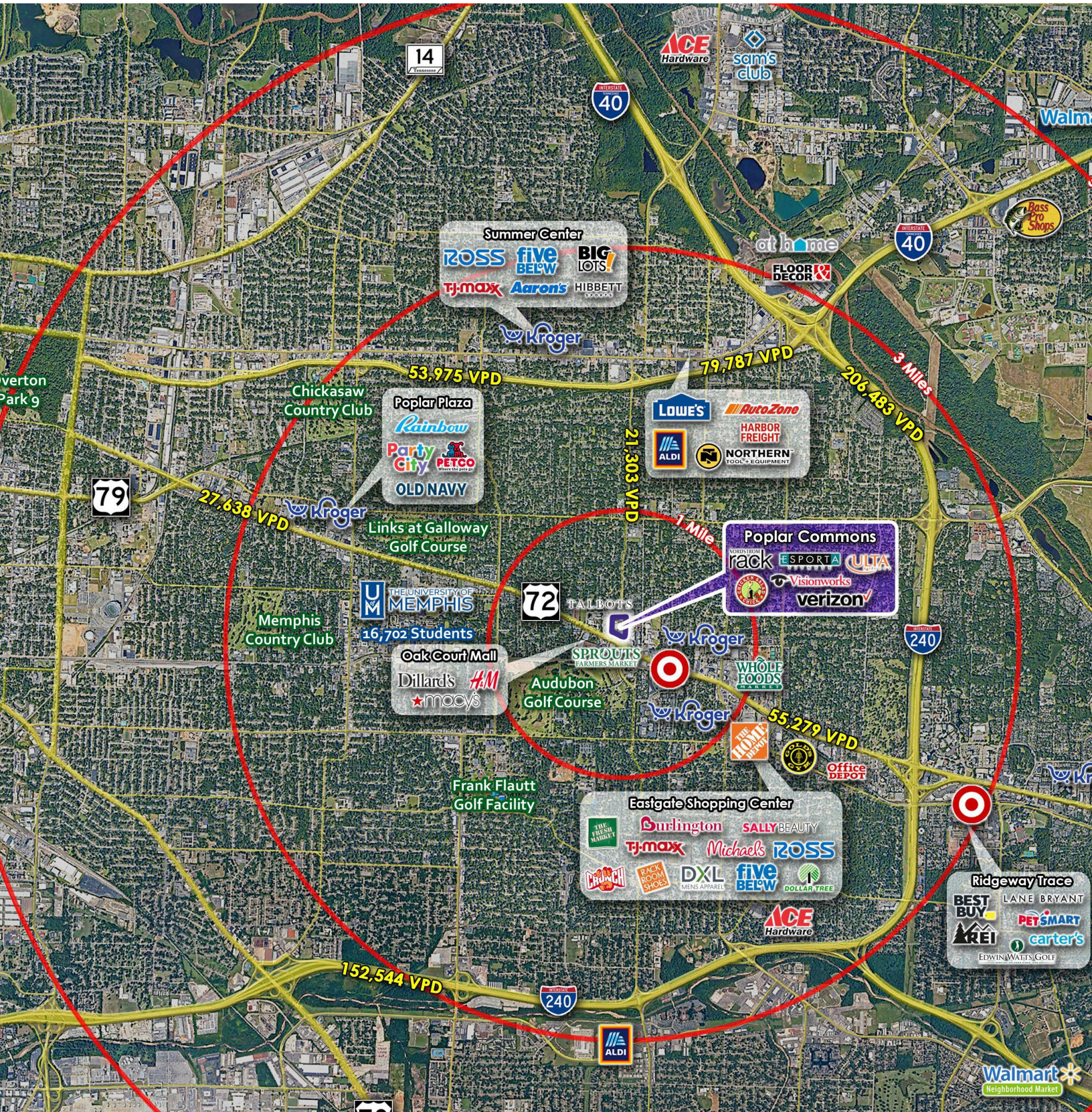
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OVER \$230,000 AVERAGE HOUSEHOLD INCOME WITHIN ONE MILE



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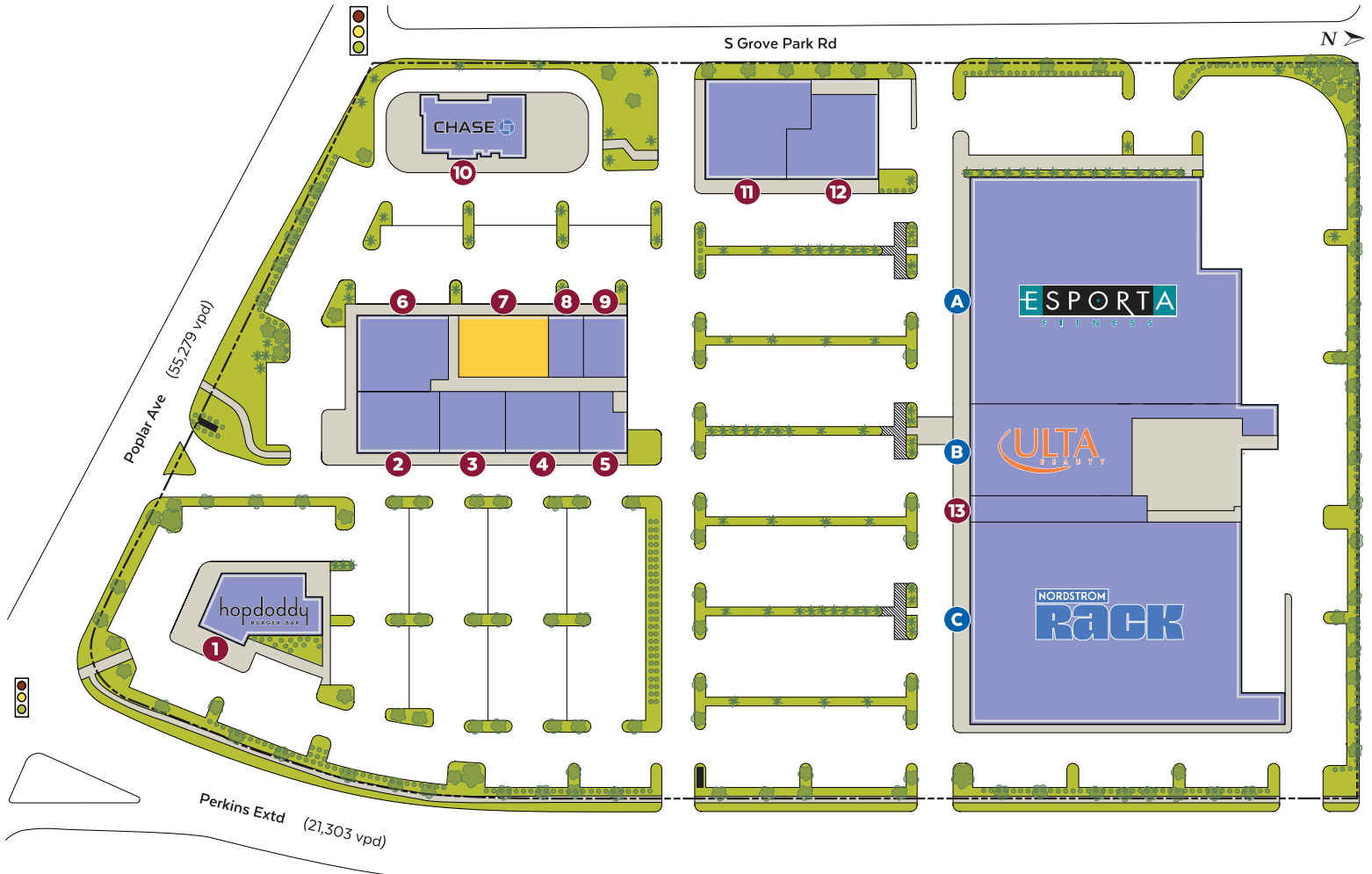
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3,182 SF



Tenant List

Tenant	Address	SF/Acres
A Esporta Fitness	4572 Poplar Ave #101	
B Ulta	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 Genesis Diamonds	4570 Poplar Ave	
12 Envy Nail Bar	4546 Poplar Ave #103	
13 Amazing Lash Studio	4572 Poplar Ave #105	

Available Lease Pending Executed



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

Lat/Lon: 35.1181/-89.9096

Poplar Commons Memphis, TN 38117	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	5,519	85,538	226,657
2028 Projected Population	5,520	84,765	225,152
2020 Census Population	5,576	86,309	229,341
2010 Census Population	5,487	86,964	235,840
Projected Annual Growth 2023 to 2028	-	-0.2%	-0.1%
Historical Annual Growth 2010 to 2023	-	-0.1%	-0.3%
2023 Median Age	47.9	37.1	35.2
Households			
2023 Estimated Households	2,722	38,662	93,293
2028 Projected Households	2,660	37,841	91,395
2020 Census Households	2,716	38,516	93,277
2010 Census Households	2,588	36,908	91,908
Projected Annual Growth 2023 to 2028	-0.5%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2023	0.4%	0.4%	0.1%
Race and Ethnicity			
2023 Estimated White	84.7%	58.2%	38.6%
2023 Estimated Black or African American	8.9%	28.5%	47.5%
2023 Estimated Asian or Pacific Islander	3.1%	3.5%	2.7%
2023 Estimated American Indian or Native Alaskan	-	0.3%	0.3%
2023 Estimated Other Races	3.3%	9.6%	10.9%
2023 Estimated Hispanic	2.3%	9.6%	11.6%
Income			
2023 Estimated Average Household Income	\$232,720	\$122,431	\$100,283
2023 Estimated Median Household Income	\$140,870	\$82,196	\$67,891
2023 Estimated Per Capita Income	\$114,791	\$55,419	\$41,610
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.4%	4.1%	5.6%
2023 Estimated Some High School (Grade Level 9 to 11)	0.9%	5.1%	7.2%
2023 Estimated High School Graduate	8.4%	19.6%	26.3%
2023 Estimated Some College	17.6%	18.5%	20.8%
2023 Estimated Associates Degree Only	3.1%	4.9%	5.2%
2023 Estimated Bachelors Degree Only	39.8%	27.7%	20.2%
2023 Estimated Graduate Degree	29.8%	20.2%	14.7%
Business			
2023 Estimated Total Businesses	885	5,926	13,797
2023 Estimated Total Employees	6,872	50,923	128,536
2023 Estimated Employee Population per Business	7.8	8.6	9.3
2023 Estimated Residential Population per Business	6.2	14.4	16.4



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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.



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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

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