



Poplar Pointe

Poplar and I-240 · Memphis, TN 38119

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- Prime Office or Retail Location
- Convenient access to Northbound and Southbound I-240
- Close to over 2.6 million SqFt of Class A office space
- Close to over 2,700 hotel rooms

Poplar Pointe is prime East Memphis real estate with convenient access to both northbound and southbound highway traffic on I-240. Poplar Avenue is the main thoroughfare and commercial hub of this aggressively growing area in the heart of East Memphis, where over 2.6 million square feet of Class A office space and over 2,700 hotel rooms are located. Many of the city's most prestigious residential, shopping and office areas are located here, as well as several corporate headquarters and prominent hospitals. With over 70,000 cars passing the location daily, Poplar Pointe boasts unparalleled visibility in a prime location for any office or retail building. Join Olive Garden, Starbucks, and Triumph Bank at this great location.

Market Information

Memphis, Tennessee is located near the geographic center of the country and has become known as "America's Distribution Center" through its superior distribution, logistics and transportation infrastructure. The Memphis International Airport is the world's busiest cargo airport, with 15 cargo airlines. Because of its river crossing, Memphis is a gateway city that plays a major role in national rail transportation with five Class I railroads converging in Memphis. The Port of Memphis located south of downtown is the second largest inland port on the Mississippi River and the fourth busiest in the country.

Over one million residents live in the Memphis area and over 8 million domestic and international visitors come to Memphis each year. Major areas of employment include distribution, financial services, healthcare, and retail. The international headquarters of FedEx employs 30,000 people in the region, more than any other single business. Additionally, the NBA Memphis Grizzlies were established in 2002 and recently opened their new stadium, the FedExForum.

In addition to its superior infrastructure, Memphis is recognized for its vibrant and growing downtown. Memphis is known for its music that is a mixture of blues, rock and roll, R & B, and gospel that creates an infectious blend of soul and sensation unique to the city. Many music festivals are held each year, including the Memphis in May Beale Street Music Festival which brings people from all over the world to the Bluff City.

MEMPHIS



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SubMarket Information

MEMPHIS · EAST · RETAIL

Contains all properties located East of Prescott, North and South of the I-240 loop (inside the I-240 loop), and West of Germantown City limits.

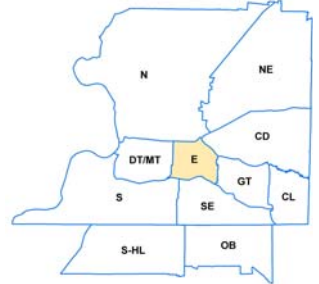


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