

NOW LEASING

6795 Poplar Ave Germantown, TN 38138

- FIRST FLOOR | 16,640 SF of RETAIL BAYS
- SECOND FLOOR | 17,629 SF of MEDICAL | OFFICE SUITES



GILL
PROPERTIES

6815 Poplar Ave Suite 110

Germantown, TN 38138 | 901.758.1100

Medical - Retail - Office Space

CONSTRUCTION BEGINS IN 2027

The TraVure logo is displayed in white, bold, sans-serif capital letters on a black rectangular background. The letter 'V' is stylized with a white triangle cutout in its center.

TRAVURE

ANCHORED BY Hilton Garden Inn, Home2 Suites by Hilton and the exceptional tenants of TraVure at 6815 Poplar Avenue.

***400+ Employees onsite | Ready to be your patient, customer or client!**

HIGHLIGHTS:

- 35,000 SF Class A Commercial Development located at the entrance of Germantown's walkable Western Gateway
- Retail & Office Building fronting Poplar Avenue
- Building Security | Wi-Fi Access
- Onsite Property Management
- Signalized Intersection at Poplar Avenue
- Dual Branded Hilton Garden Inn & Home2 Suites on-site
- Convenient access to Interstate 240 and 385
- Minutes from shopping/dining in East Memphis and Germantown
- Poplar Avenue Signage Opportunity





100% LEASED
6815 POPLAR AVE



DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	9,548	60,389	205,553
Households	4,280	26,136	83,241
HH Income	\$134,941	\$111,277	\$99,030



TRAFFIC COUNTS

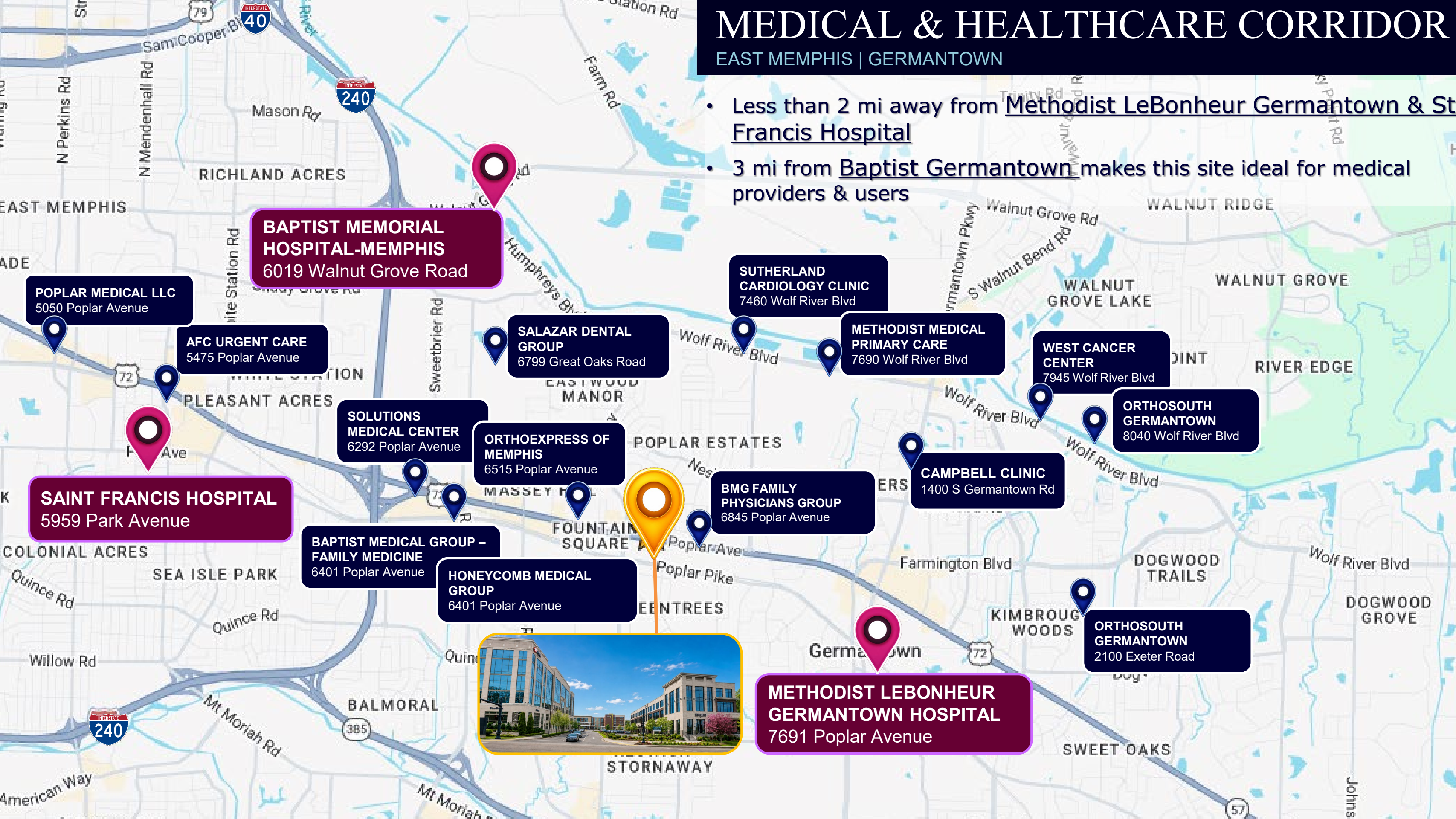
Poplar Avenue	37,270+
Kirby Parkway	15,720+
West St.	21,750+
Poplar Pike	13,870+



MEDICAL & HEALTHCARE CORRIDOR

EAST MEMPHIS | GERMANTOWN

- Less than 2 mi away from Methodist LeBonheur Germantown & St Francis Hospital
- 3 mi from Baptist Germantown makes this site ideal for medical providers & users



**BAPTIST MEMORIAL
HOSPITAL-MEMPHIS**
6019 Walnut Grove Road

POPLAR MEDICAL LLC
5050 Poplar Avenue

AFC URGENT CARE
5475 Poplar Avenue

SAINT FRANCIS HOSPITAL
5959 Park Avenue

**SOLUTIONS
MEDICAL CENTER**
6292 Poplar Avenue

**ORTHOEXPRESS OF
MEMPHIS**
6515 Poplar Avenue

**BAPTIST MEDICAL GROUP –
FAMILY MEDICINE**
6401 Poplar Avenue

**HONEYCOMB MEDICAL
GROUP**
6401 Poplar Avenue

**SALAZAR DENTAL
GROUP**
6799 Great Oaks Road

**SUTHERLAND
CARDIOLOGY CLINIC**
7460 Wolf River Blvd

**METHODIST MEDICAL
PRIMARY CARE**
7690 Wolf River Blvd

**WEST CANCER
CENTER**
7945 Wolf River Blvd

**ORTHOSOUTH
GERMANTOWN**
8040 Wolf River Blvd

**BMG FAMILY
PHYSICIANS GROUP**
6845 Poplar Avenue

CAMPBELL CLINIC
1400 S Germantown Rd

**ORTHOSOUTH
GERMANTOWN**
2100 Exeter Road

**METHODIST LEBONHEUR
GERMANTOWN HOSPITAL**
7691 Poplar Avenue



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901.758.1100

FOR LEASING INFORMATION



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