

# GERMANTOWN PREMIERE SITE

NE Corner Forest Hill Irene & Poplar, Memphis, TN 38139 | **Northast**

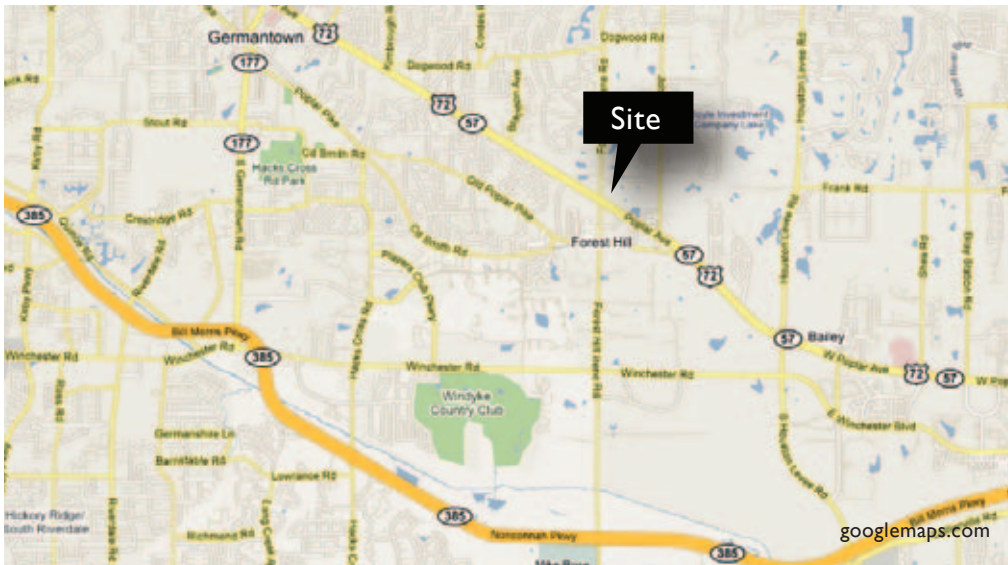
**LAND**  
For Lease



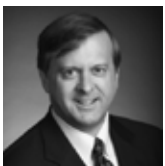
Commercial Advisors is pleased to present this prime location in Germantown, TN ready for office and/or bank branch development. Located at the northeast quadrant of Forest Hill Irene and Poplar Avenue, the property enjoys excellent access and visibility from this busy intersection. Offering quick access to a large selection of nearby restaurants, support retail and residential areas within Germantown and Collierville, the tract is only 2 miles to Nonconah Parkway and 3.5 miles from Germantown Parkway.

## SITE FEATURES

- 2.2 +/- acres
- Prime location at a busy lighted intersection
- Office zoning
- Over 430' frontage along Poplar Avenue
- Generally level topography
- Traffic Counts
  - Poplar Avenue: 24,000 cars/day
  - Forest Hill Irene: 12,000 cars/day



## FOR MORE INFORMATION:



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Commercial Advisors, LLC 5101 Wheelis Drive, Suite 300, Memphis, TN 38117 | 901-366-6070

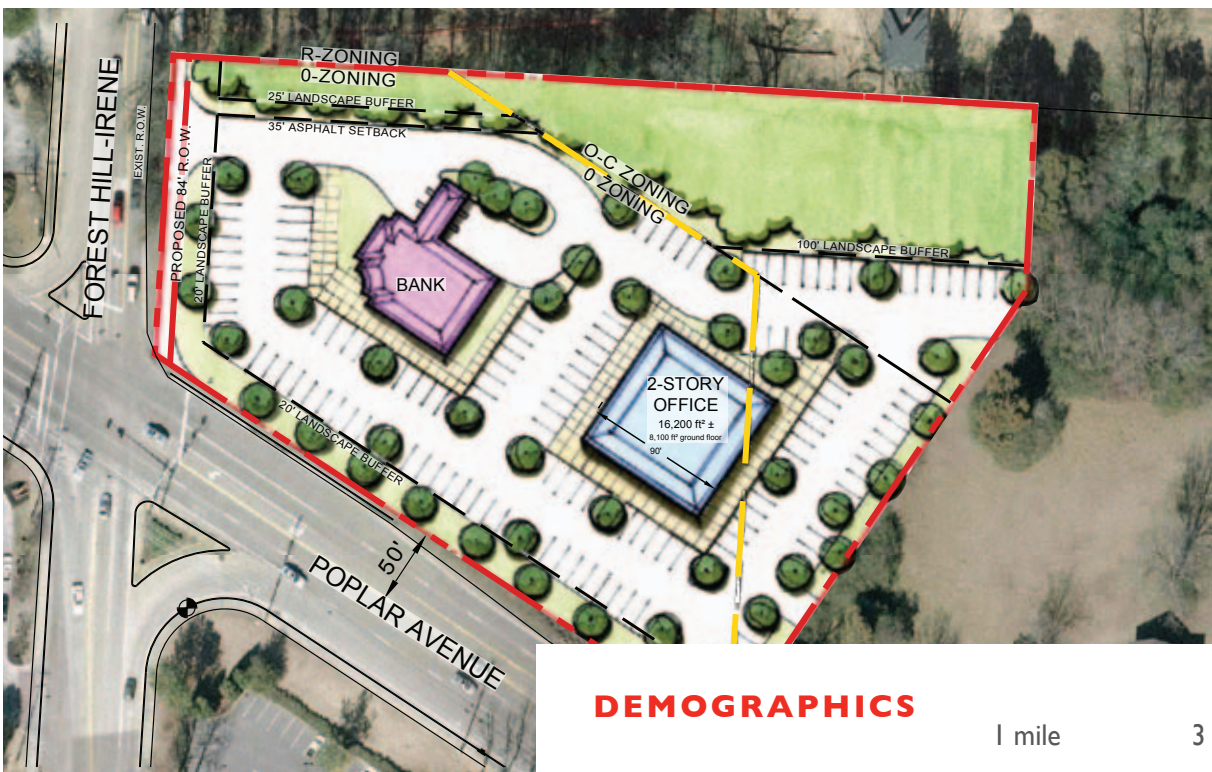
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NE Corner Forest Hill Irene & Poplar, Memphis, TN 38139 | Northeast

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For Lease



## DEMOGRAPHICS

	1 mile	3 miles	5 miles
2008 Population	5,348	47,721	120,774
2008 Average HH Income	\$203,190	\$153,384	\$115,496
Households	1,723	13,926	43,598

\* Real Estate Geographic Information System, 2008 Estimates.



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