

GERMANTOWN COLLECTION

7820 POPLAR AVENUE & 2130 EXETER ROAD, GERMANTOWN, TN 38138

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OVERVIEW AERIAL



LOCATION OVERVIEW

MEMPHIS, TN OVERVIEW:

Memphis, Tennessee, features a diverse retail environment reflecting its cultural heritage and urban development. Key retail areas include Downtown Memphis, with tourist shops and boutiques; East Memphis, known for upscale shopping centers; and Cordova, home to Wolfchase Galleria. The city excels in music merchandise, local cuisine (like barbecue), and artisanal goods. Memphis's retail future is set to leverage its cultural assets and growing interest in local experiences, blending traditional stores with changing consumer tastes.

GERMANTOWN, TN OVERVIEW:

Germantown, Tennessee, a Memphis suburb, offers an upscale retail landscape focused on community-oriented commerce. The retail scene centers on key shopping areas catering to an affluent population. Saddle Creek, an open-air lifestyle center, is a cornerstone, featuring high-end national brands and local boutiques. Germantown's retail sector benefits from high median income and proximity to Memphis, attracting residents and visitors. The city has successfully cultivated an exclusive niche emphasizing community connection, making it a destination for discerning shoppers in the Memphis area.

2026 TOTAL POPULATION

1-MILES	3-MILES	5-MILES
6,478	62,379	175,606

2026 AVERAGE HOUSEHOLD INCOME

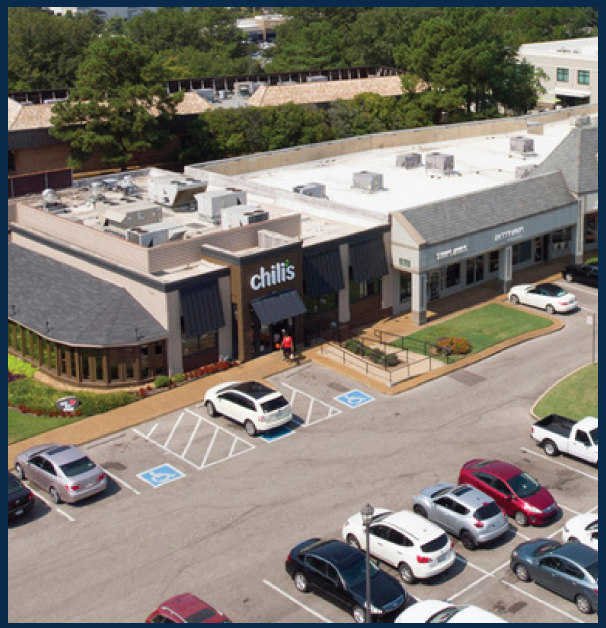
1-MILES	3-MILES	5-MILES
$172,880	$172,577	$136,157

2026 MEDIAN AGE

1-MILES	3-MILES	5-MILES
44.8	42.8	39.1

2026 TOTAL DAYTIME POPULATION

1-MILES	3-MILES	5-MILES
14,048	83,578	232,904





SITE PLAN



TENANT NAME	SUITE	SQUARE FOOTAGE
FIRST WATCH	10-01	5,550 SF
TINA'S NAILS	20-02	1,050 SF
AVAILABLE	20-03	1,284 SF
MASSAGE ENVY	20-04	5,570 SF
SMOOTHIE KING	20-15	1,024 SF
AVAILABLE	20-14	1,100 SF
PURE BARRE	20-12	2,018 SF
WARBY PARKER	20-10	1,536 SF
BLO-DRY BAR	20-09	642 SF
BASKIN ROBBINS	20-08	1,577 SF
CHICKEN SALAD CHICK	OP101	2,800 SF
NAILOLOGY	OP102	4,234 SF
BARNES & NOBLE	120	11,835 SF
TRADER JOE'S	100	14,644 SF
AVAILABLE	110	19,409 SF
GOULD'S	50-32	4,856 SF
SUBWAY	50-30	1,080 SF
TAZIKI'S	50-29	3,157 SF
AVAILABLE	50-24	2,662 SF
JIMMY JOHN'S	50-22	1,400 SF
F-45 TRAINING	50-20	3,100
LESLIE'S POOL	50-16	4,718 SF
THE GREAT FRAME	50-14	1,550 SF
NOODLES	50-12	2,552 SF
ROCK'N DOUGH	50-60	3,262 SF
PANERA BREAD	50-02	4,079 SF

CONTACT US

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