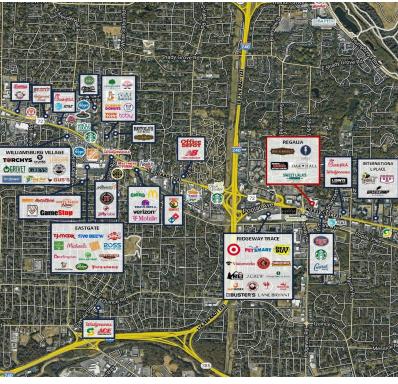


REGALIA

6150 POPLAR AVENUE





PROPERTY DESCRIPTION

High-End Specialty Center in the Heart of East Memphis at the Northeast Corner of Poplar Avenue and Ridgeway Road

PROPERTY HIGHLIGHTS

- Surrounded by 10 Hotels within a 2-mile radius and 7,000,000
 SF of office space within a 3-mile radius
- Anchored by Oak Hall, Owen Brennan's, Ronnie Grisanti's, Indigo, and Salsa Cocina Mexicana
- Upscale Retail Experience with Easy Access to Interstate 240
- Traffic Count: Poplar Avenue (40,633 AADT), Ridgeway Road (14,706 AADT), and I-240 (174,436 AADT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,776	28,983	90,235
Total Population	5,463	65,274	220,660
Average HH Income	\$151,246	\$128,403	\$104,821



REGALIA

6150 POPLAR AVENUE



SUITE	TENANT NAME	SPACE SIZE
6120	Ruth's Chris Steak House	7,887 SF
6126	Wells Fargo	3,000 SF
6130	Available	3,710 SF
110	Indigo	6,000 SF
111	A Fitting Place	6,290 SF
113	Available	1,849 SF
114	Available	2,029 SF
115	Eye Spectrum	1,720 SF
116	Dazzle	1,600 SF

SUITE	TENANT NAME	SPACE SIZE
118	Sweet Lala's Bakery	2,750 SF
120	Paradise Cafe	1,100 SF
122	Ronnie Grisanti	3,678 SF
124	Bog & Barley	8,752 SF
405		0.404.0=
125	Available	9,634 SF
125	Available Salsa	9,634 SF 3,700 SF
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129	Salsa	3,700 SF

