

FOR LEASE

WATER TOWER DISTRICT RETAIL

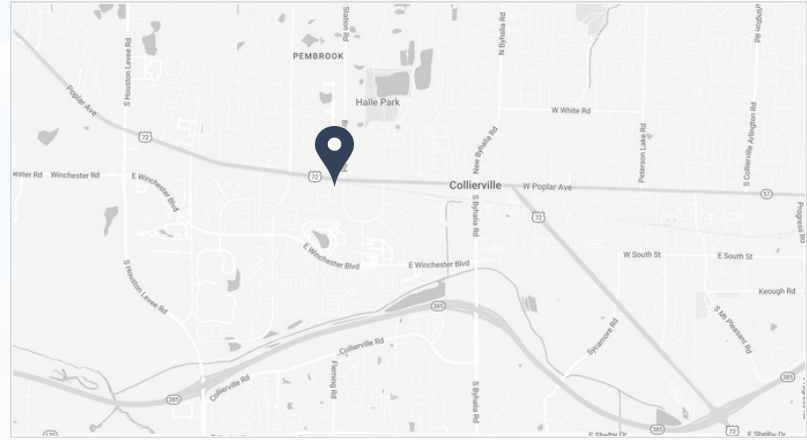
1329-1337 W POPLAR AVENUE

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WATER TOWER DISTRICT RETAIL

1329-1337 W POPLAR AVENUE



PROPERTY DESCRIPTION

Prominently located along Poplar Avenue in Collierville, these 46,436 SF Retail Buildings are ideal for high profile retailers, with two additional phases currently under construction

PROPERTY HIGHLIGHTS

- Part of the Schilling Farms 443-acre Planned Development
- Live Work Play Mixed Use Environment including the Water Tower District, Carrington Luxury Apartments, YMCA, Schilling Farms Middle School, and Schilling Farms Life Church
- Major Corporate Anchors include IMC, Helena Chemical, Bank Tennessee, MCR Safety HQ, and Juice Plus HQ
- Traffic Counts: Poplar Avenue (21,837 AADT)

DEMOGRAPHICS

1 MILE

2 MILES

3 MILES

Total Households

3,247

6,931

14,863

Total Population

7,765

18,063

41,146

Total HH Income

\$145,309

\$159,595

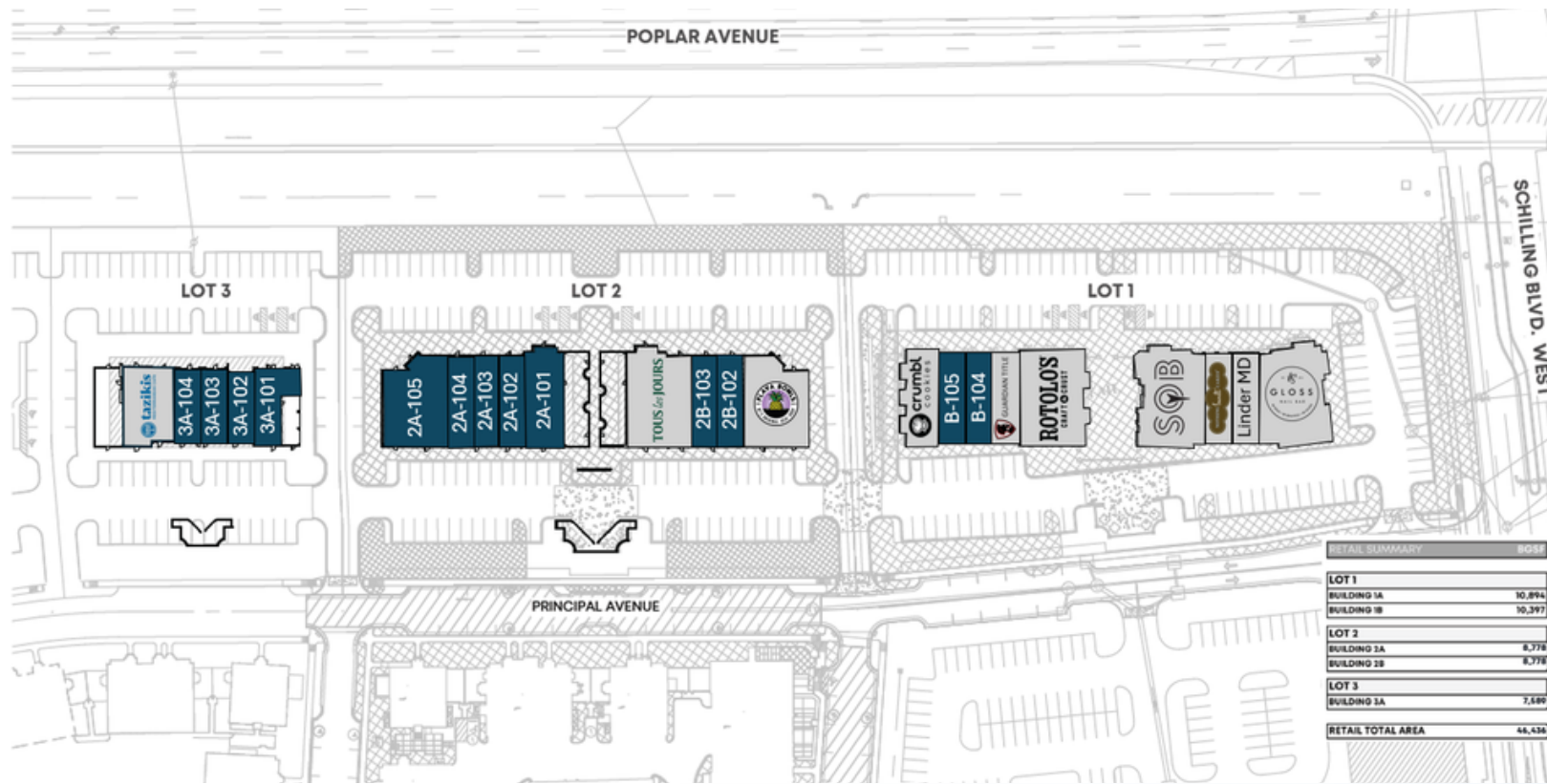
\$172,790

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RETAIL AVAILABILITY



SUITES AVAILABLE

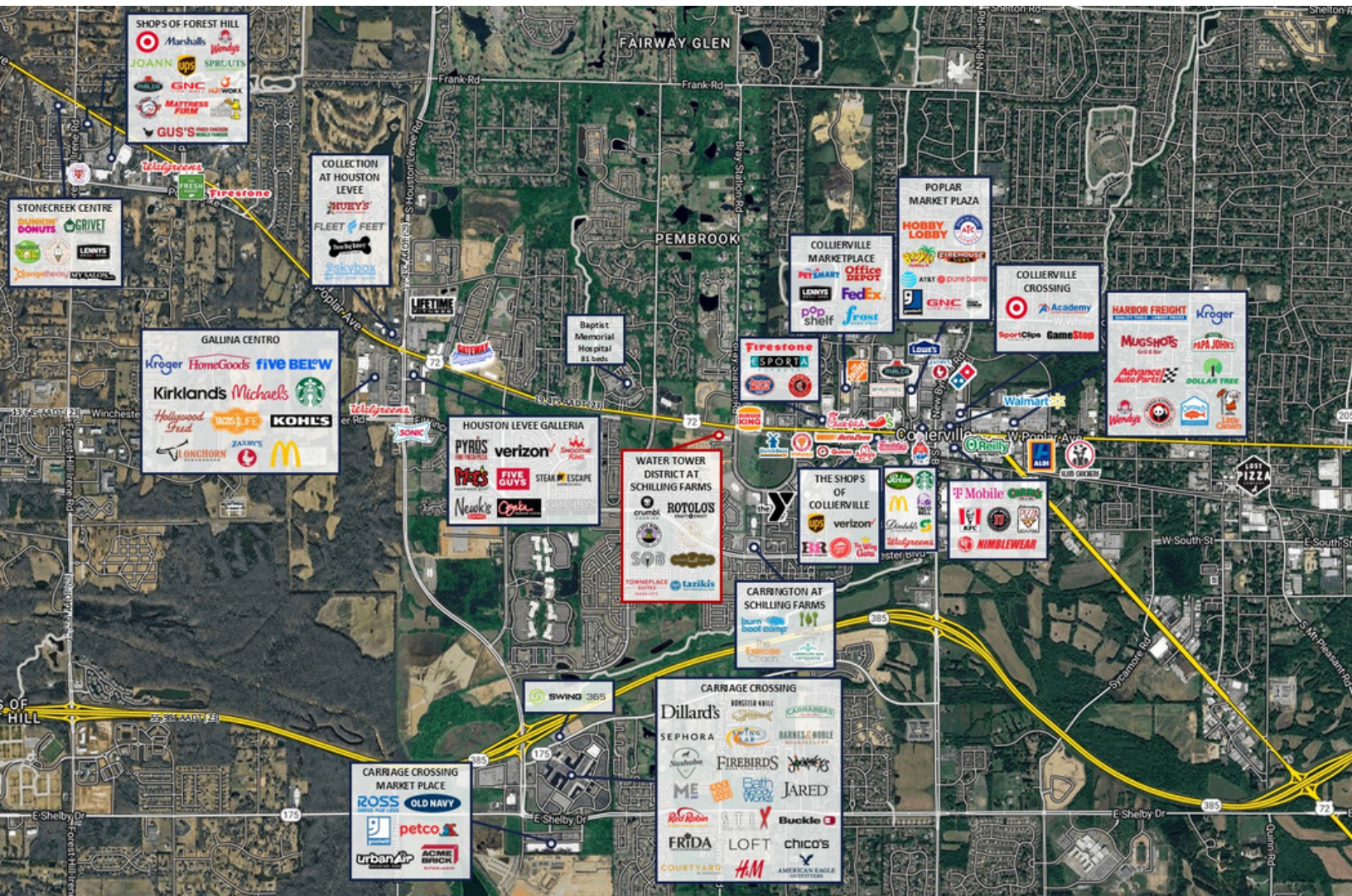
SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
A-101-102	The Nail Parlor by Gloss	3,937 SF	2A-101	Available	2,366 SF	2B-104-105	Tous les Jours	3,806 SF
A-103	Linder MD Skin	1,507 SF	2A-102	Available	1,438 SF	3A-101	Available	1,588 SF
A-104	Nothing Bundt Cakes	1,507 SF	2A-103	Available	1,438 SF	3A-102	Available	1,132 SF
A-105-106	SOB	3,943 SF	2A-104	Available	1,340 SF	3A-103	Available	1,185 SF
B-101-102	Rotolo's Craft + Crust	3,810 SF	2A-105	Available	3,400 SF	3A-104	Available	1,103 SF
B-103	Guardian Title	1,541 SF	2B-101	Playa Bowls	2,195 SF	3A-105-106	Taziki's	2,581 SF
B-104	Available	1,571 SF	2B-102	Available	1,340 SF			
B-105	Available	1,538 SF	2B-103	Available	1,438 SF			
B-106	Crumbl Cookies	1,937 SF						

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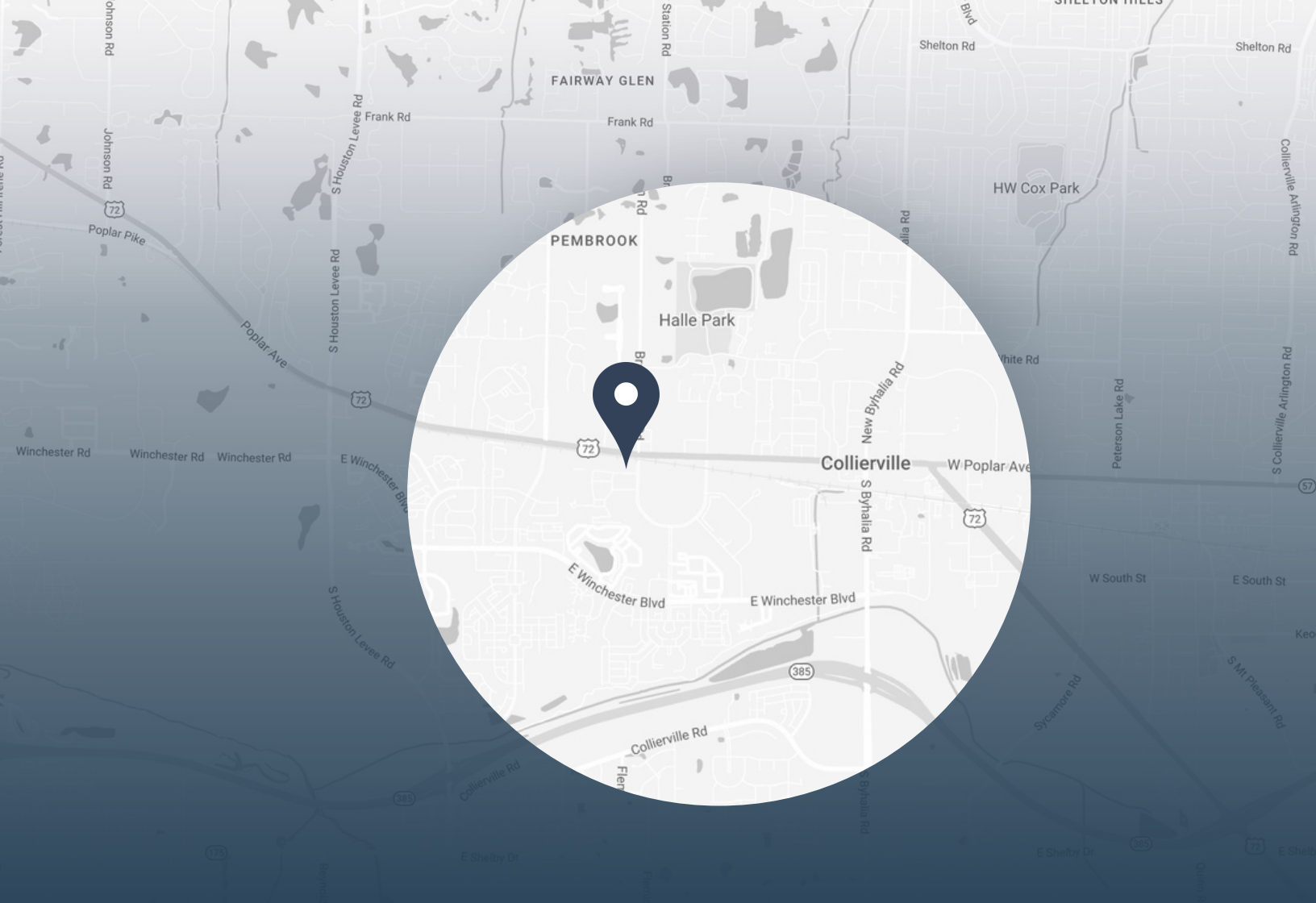
NEARBY RETAILERS



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SCHILLING FARMS | COLLIERVILLE, TN 38017

LOCATION DESCRIPTION

The Water Tower District is located within Schilling Farms, a 443-acre master-planned community in Collierville that combines upscale residential, corporate, and retail spaces in a thoughtfully designed environment. Positioned directly along Poplar Avenue, the property benefits from excellent visibility and steady traffic, with over 21,000 vehicles passing daily. Schilling Farms is home to major employers like IMC Companies, Helena Agri-Enterprises, and Juice Plus, as well as popular neighborhood staples including Cheffie's Café, Burn Boot Camp, and the YMCA.

The development continues to grow with a 54-acre mixed-use expansion along Poplar that will bring additional retail, a hotel, and more community amenities. With top-rated schools, high-income households, and a mix of national and local businesses, this center is ideally positioned to serve both the daily needs and lifestyle wants of Collierville's thriving population.

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