GERMANTOWN VILLAGE SQUARE

7670-7730 POPLAR AVENUE, GERMANTOWN, TN 38138

Shelby County

HIGHLIGHTS

For Lease
County: Shelby
Type: Retail
Total SF: 199,080
Parking Spaces: 912
Year Built: 1975
Year Renovated: 2000
Market: Memphis MSA

CONTACT

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Germantown Village Square is a mixed-use community center consisting of 199,080 SF with a dominant retail anchor line-up led by TJ Maxx, DSW, Old Navy, Ulta, Five Below, and AutoZone. The second story office is predominantly occupied by West Clinic, a subsidiary of Baptist Memorial Health Care, one of the country's largest not-for-profit health care systems with 22 hospitals throughout the Mid-South.

Germantown Village Square is positioned in the heart of the Central Business District near the signalized intersection of Poplar Avenue and Germantown Road. The community is widely recognized as an upscale residential, retail and office location within the Memphis MSA. Poplar Avenue provides easy access to other affluent populations including Collierville and East Memphis.

As one of the most affluent zip codes in Tennessee, Germantown has been recognized as one of the best suburbs in America due to its low crime rate, education, housing, and cultural and recreational amenities.

Click here for the property marketing video.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,704	63,231	184,220
Daytime Population	9,877	78,700	148,983
Households	3,292	26,768	76,304
Average Household Income ($)	158,701	156,937	125,685
Median Household Income ($)	123,614	116,710	88,869
Median Age	38	38	38

RETAILERS INCLUDE

TJ maxx, DSW Shoe Warehouse, Old Navy, Ulta Beauty, five BELOW, AutoZone

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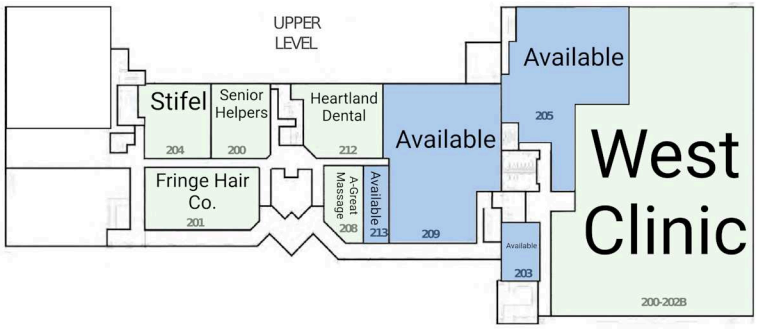
SITE PLAN



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001	Palm Beach Tan	3,420 SF
002	Results Physiotherapy	2,798 SF
003	Dinstuhl's Fine Candy	1,829 SF
004	Merle Norman Cosmetics	968 SF
005	Germantown Wine & Liquor	5,594 SF
007	AutoZone	7,314 SF
200	Senior Helpers	2,244 SF
200-202B	West Clinic	32,338 SF
201	Fringe Hair Co.	3,642 SF
203	Available	1,073 SF
204	Stifel	2,704 SF
205	Available	2,673 SF
208	A-Great Massage	1,547 SF
209	Available	8,022 SF
212	Heartland Dental	4,704 SF
213	Available	1,200 SF
7670	TJ Maxx	24,593 SF
7680	ULTA Beauty	11,599 SF
7684	Gloss Nail Bar	4,518 SF
7690	Rack Room Shoes	4,113 SF
7694	Premier Prints	3,360 SF
7704	Staks Pancake Kitchen	3,814 SF
7706	Available	2,450 SF
7710	McAlister's Deli	4,926 SF
7712	DSW Shoe Warehouse	15,162 SF
7716	Great Clips	1,086 SF
7720	Old Navy	14,224 SF
7724	Five Below	8,525 SF
7726	Kyuramen	10,862 SF
8001	Chase Bank	2,500 SF
8002	Verizon	2,144 SF