

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.](#)

RETAILERS INCLUDE



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	7,673	62,333	182,183
Households	3,326	26,237	73,419
Average Household Income (\$)	137,067	132,530	106,961

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SITE PLAN

