

# 5245 & 5251 Poplar Avenue

Outdoors, Inc.  
5245 & 5251 Poplar Avenue, Memphis, TN 38119



Price:  
\$1,950,000



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Memphis, TN 38120  
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## Memphis, TN 38119

### Highlights

- 2 Poplar Avenue properties available for sale.
- Properties located between Estate Drive and White Station Road, on the south side of Poplar, just west of the intersection of Poplar Avenue and I-240.
- Parcel ID's 056037 00007 & 056037 00008, with combined acreage of .3044 acres.
- Approximately 120' of frontage along busy Poplar Avenue.
- 5251 Poplar, built in 1968, with approximately 2080 square ft.
- 5245 Poplar Avenue, built 1944, with approximately 2526 square ft.
- Zoning for both properties is CMU1.
- Over 29,000 vehicles/day.
- Properties sit between Corky's and Mattress Firm. Nearby retailers include Eastgate Shopping Center, Hampton Inn, McDonald's and many more.

### **Outdoor's Inc., Poplar Avenue, Memphis, TN 38119**

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After over 50 years in business, Outdoors, Inc., is closing its doors on this iconic Memphis landmark. These two structures sit along the busiest corridor in East Memphis on Poplar Avenue between Estate Road and White Station Drive. with over 29,000 vehicles passing by per day.

This key stretch of Poplar Avenue offers exceptionally strong visibility to passing vehicles and has approximately 188' of frontage. CMU1 zoning makes this location ideal for multiple retail and other commercial uses.

**Taxes:**

5245 Poplar Avenue: County taxes of \$3,782.14. City taxes of \$3,628.62.

5251 Poplar Avenue: County taxes of \$3,533.58. City taxes of \$3,390.15.

**Square footage:**

5245 Poplar Avenue: 3120

5251 Poplar Avenue: 2080

Location is just minutes from I-240 with access to all areas of the city and surrounding areas.

**Key points:**

**Within a 1-mile radius:**

Population: 7,359

Total Households: 3,724

Median Age: 42.6

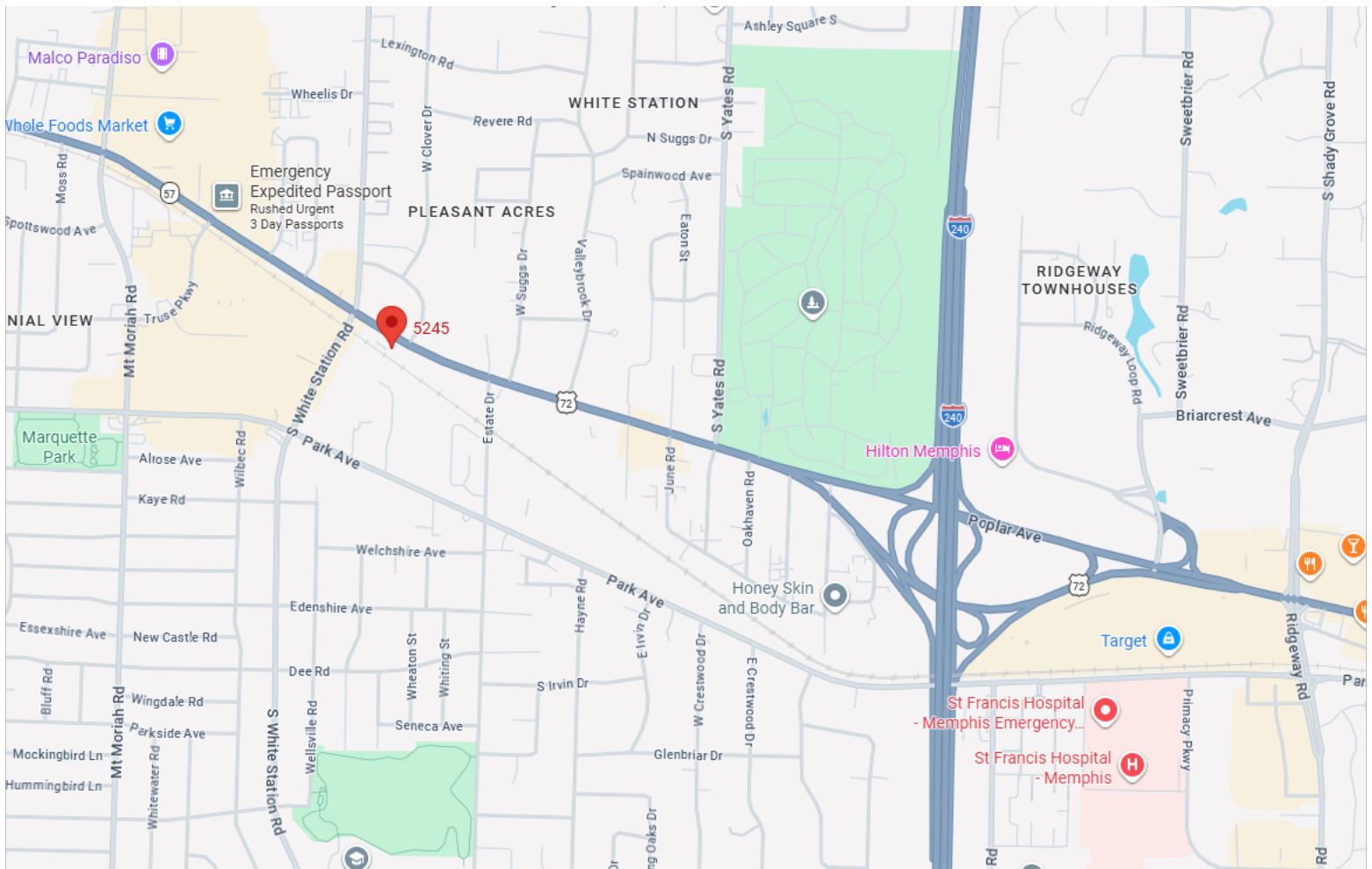
Daytime Population: 15,289

Median Household Income: \$97,422

Median Net Worth: \$400,919

# PROPERTY PHOTOS

Outdoors, Inc.  
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# REGIONAL MAP

Outdoors, Inc.

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