

Owned by



GROUND LEASE AVAILABLE

i-bank Tower Outparcel

5050 Poplar Avenue
Memphis, TN 38117

RON RILEY

+1 901 312 5787

ron.riley@colliers.com

LAURA TAYLOR

+1 901 312 5772

laura.taylor@colliers.com



COLLIERS INTERNATIONAL
6363 Poplar Avenue, Suite 400
Memphis, TN 38119
+1 901 375 4800

www.colliers.com/memphis



GROUND LEASE

i-bank Tower Outparcel



HIGHLIGHTS

- › Newly created outparcel on the distinguished Poplar Avenue
- › EXPOSURE to more than 43,000 bypassers daily
- › Up to 4,500 SF
- › Excellent visibility
- › i-bank & Clark Tower have in excess of 5,000 employees & visitors daily
- › Close proximity to banks, retail centers, restaurants, hotels, & other business support services

LOCATION

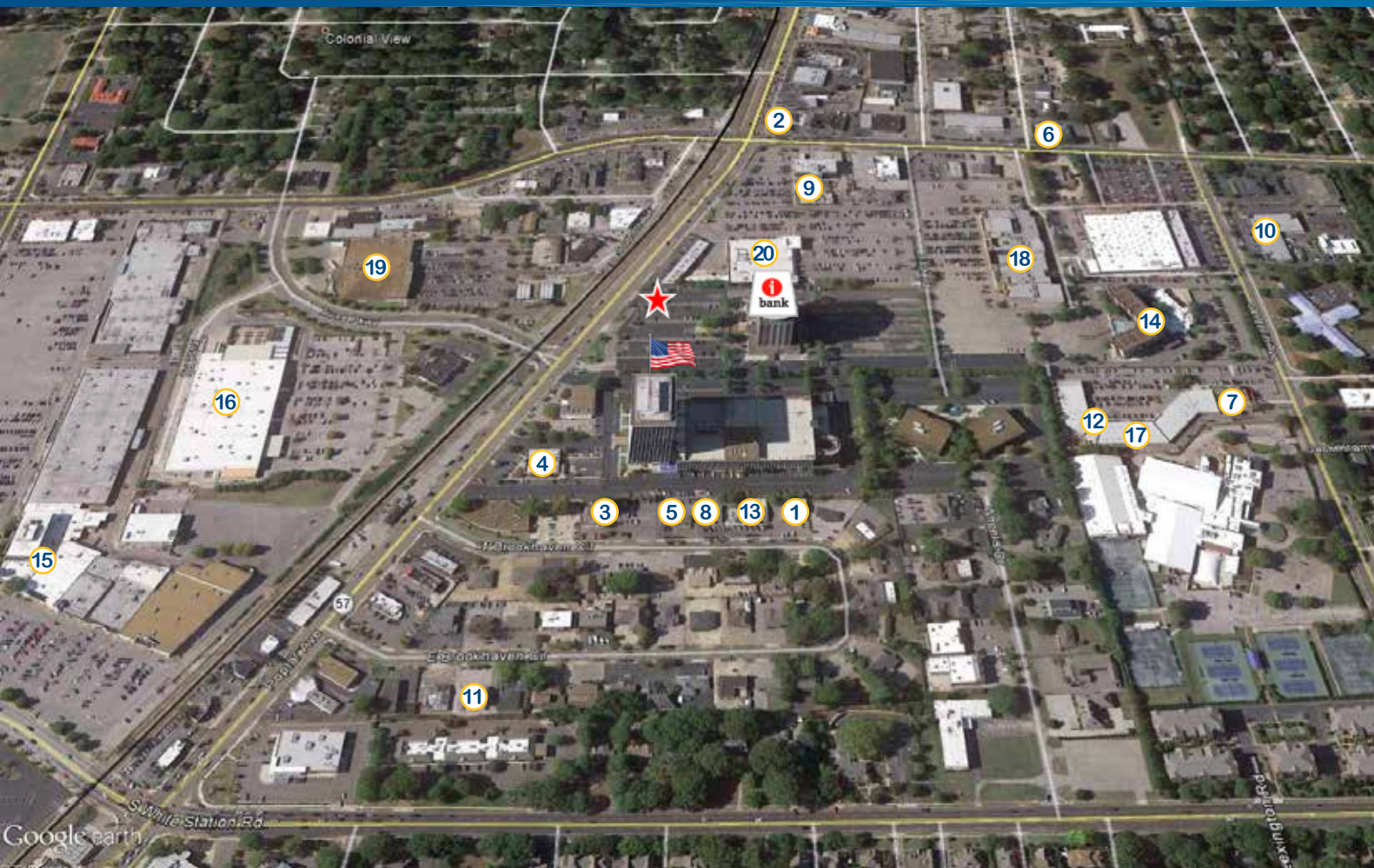
Situated approximately eight (8) miles east of the Memphis central business district and within the Interstate 240 loop. This outparcel sits between the most recognizable buildings in East Memphis, Clark Tower and i-bank Tower, making it a prominent location on Poplar Avenue. The greatest advantages of the outparcel is the visibility and location.

2017 DEMOGRAPHIC & INCOME PROJECTION

Radius	1 Mile	3 Mile	5 Mile
Population	7,432	70,573	243,184
Households	3,564	29,853	94,584
Median HH Income	\$77,322	\$58,479	\$42,133
Avg. HH Size	2.1	2.3	2.5

GROUND LEASE

i-bank Tower Outparcel



AREA AMENITIES

Restaurants:

- ① Bangkok Alley Thai Sushi Lounge
- ② Belmont Grill
- ③ Brookhaven Pub & Grill
- ④ Carrabba's Italian Grill
- ⑤ Fino's Italian Deli & Catering
- ⑥ Folks Folly Prime Steak House
- ⑦ Fox & Hound Sports Bar
- ⑧ Hog & Hominy Restaurant
- ⑨ Houston's Restaurant
- ⑩ Interim Restaurant & Bar
- ⑪ Marciano Restaurant
- ⑫ Napa Cafe
- ⑬ Porcellino's Craft Butcher Cafe

Hotels:

- ⑭ Double-Tree Hotel

Major Retail:

- ⑮ Eastgate Shopping Center *including*
Fresh Market
TJ Maxx
Steinmart
- ⑯ Home Depot
- ⑰ Sanderlin Shopping Center *including*
Bikram Yoga
Muddy's Bake Shop
Peter Poole Fine Jewelers
Timna
True Salon

Movie Theater:

- ⑱ Malco Paradiso

Grocery Stores:

- ⑲ Kroger
- ⑳ Whole Foods

i-bank Tower Outparcel - a prominent location in East Memphis with a community feel. A community permitting a "work-life" balance where tenants can work and play convenient to home. Situated approximately eight (8) miles east of the Memphis central business district and within the Interstate 240 loop, the i-bank Tower Outparcel offers tenants an easy commute, along with numerous restaurants, shopping and recreation, enabling that sought-after balance.