

Regalia

*Prime Retail Location
in the Heart of East Memphis*



6150 Poplar Avenue at Ridgeway
Memphis, Tennessee



BOYLE

Cary Whitehead, 901-766-4247, cwhitehead@boyle.com
Jonathan Aur, 901-766-4216, jaur@boyle.com

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OVERVIEW

- 89,500 SF high-end specialty retail center.
- Located at Poplar Avenue and Shady Grove Road less than 1 mile from I-240.
- Highest traffic count on Poplar Avenue (TDOT).
- Surrounded by 2 million square feet of 'Class A' office space. The East Memphis submarket contains 7.9 million square feet of total office space.
- Within close proximity to some of Memphis' most affluent residential communities.
- Anchor tenants include:



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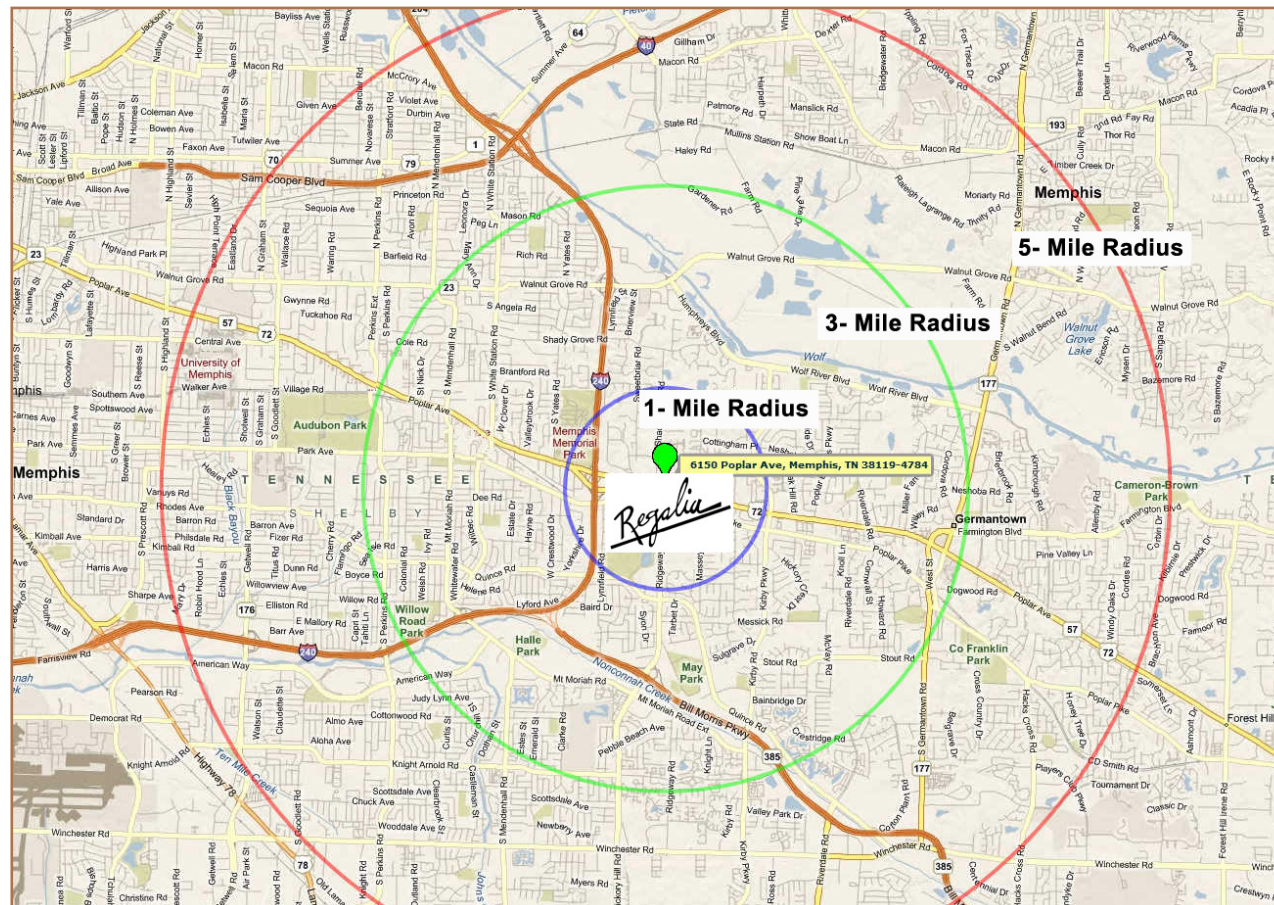


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DEMOGRAPHICS	2016		
	1 Mile	3 Mile	5 Mile
Population	6,315	63,513	215,724
Average Household Income	\$142,170	\$104,093	\$79,827
Households with income \$100,000+	1,096	9,348	20,451

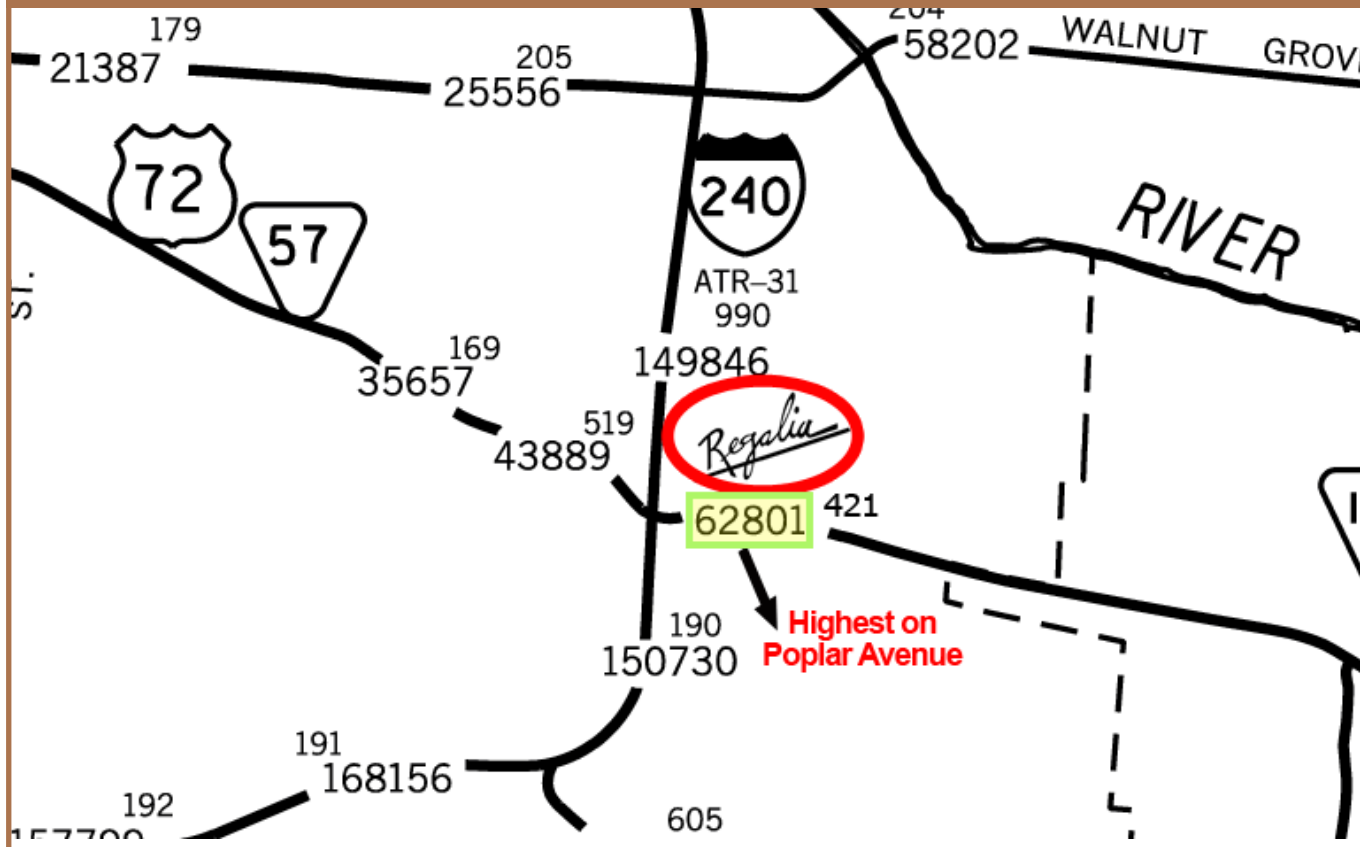


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2011 TDOT Traffic Counts



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Class A Office Buildings Nearby (collectively 2 million square feet of 'Class A' office space) Including:

- SunTrust Building
- Marsh Building
- Raymond James Building
- Newly Constructed 949 Shady Grove Class A Office
- Crescent Center
- Triad Center III
- Regions Bank Headquarters
- International Paper Buildings
- FedEx Building



Affluent Residential Communities Nearby Including:

- River Oaks
- The Cloisters
- Chartwell
- Normandy Park
- LeFleur
- Blue Heron
- Eastwood Manor
- Kirby Woods



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SINCE 1889
OAK HALL
EXCEPTIONAL APPAREL FOR MEN AND WOMEN

- High-end men and women's fashion.
- 153 years in Memphis.
- One of the oldest family-owned stores in the U.S.
- www.oakhall.com

Brands include:

CANALI

Salvatore Ferragamo

AG ADRIANO GOLDSCHMIED

GUCCI



Ermenegildo Zegna

for all mankind


kate spade
NEW YORK



BOYLE

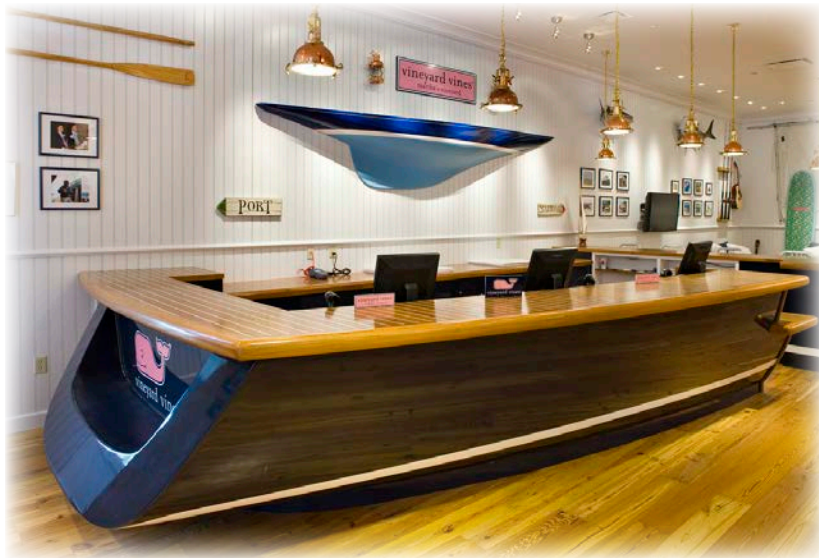
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vineyard vines®
martha's vineyard

- Second brick and mortar vineyard vines store, which opened in 2008.
- One of the largest vineyard vines stores in the country at 6,000 square feet.
- www.vineyardvines.com



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Owen Brennan's Restaurant

- New Orleans style fine dining.
- #1 Gold Award from Memphis Magazine for "Best Sunday Brunch" (for the last 17 years).
- Voted #1 Gold Award for Best Cajun & Creole and Best Oysters by *Memphis Magazine* Readers' Poll 2012.
- www.brennansmemphis.com



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- Memphis' best USDA prime steak and fine dining.
- Celebrating 28 years in Memphis in 2017.
- www.ruthschris.com



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- A local favorite for sophisticated wine connoisseurs.
- Located at Regalia since 2000.
- www.greatwinesmemphis.com



- Local optical boutique.
- www.eyespectrum.net

Brands include:



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Restaurants

- These restaurants attract area businesses and residents for lunch and dinner.
 - Salsa Cocina Mexicana
 - Paradise Cafe
 - Heritage Tavern & Kitchen
 - Ruth's Chris Steakhouse
 - Owen Brennan's Restaurant



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RSVP Stationers and RSVP Baby

- Upscale stationery and gifts.

Brands include:



- www.rsvpstationerstn.com



Southern Couture

- Local high-end boutique featuring women's apparel and accessories.

Brands include:



- Destination Maternity's A Pea in the Pod is a high-end maternity apparel store.
- Styles from both Motherhood & A Pea in the Pod collections.
- www.apeathepod.com



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