

# *Regalia*

*Prime Retail Location  
in the Heart of East Memphis*



6150 Poplar Avenue at Ridgeway

*Memphis, Tennessee*



**Jon Isbell, Leasing Agent, 901-766-4269, [jisbell@boyle.com](mailto:jisbell@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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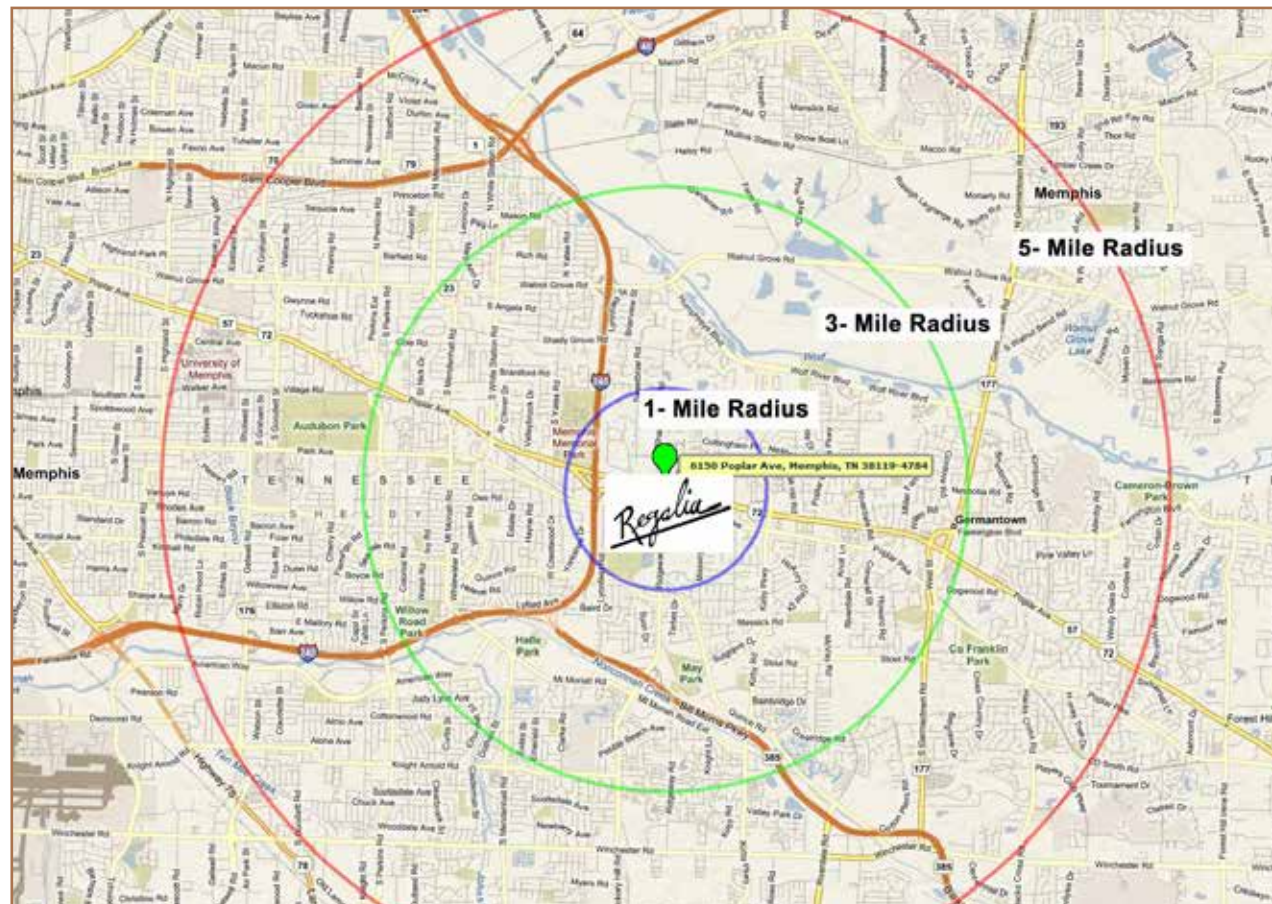
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DEMOGRAPHICS	2013		
	1 Mile	3 Mile	5 Mile
Population	7,934	69,060	227,529
Average Household Income	\$118,900	\$87,105	\$71,950
Households with income \$100,000+	1,312	7,695	16,997



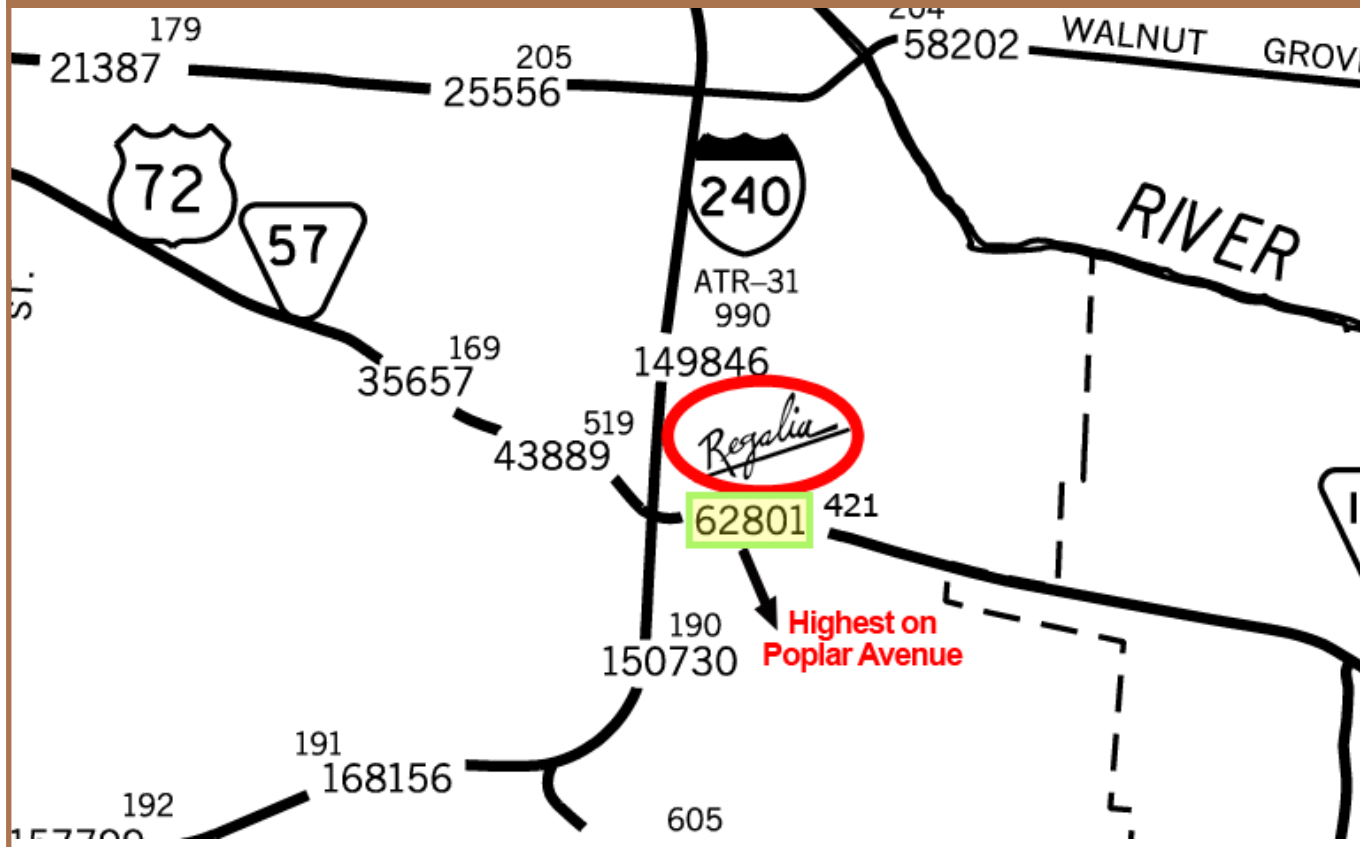
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## 2011 TDOT Traffic Counts



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

- SunTrust Building
- Marsh Building
- Morgan Keegan Building
- Crescent Center
- Triad Center III
- Regions Bank Headquarters
- International Paper Building
- 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 1859  
**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](http://www.oakhall.com)

Brands include:

CANALI

Salvatore Ferragamo

**AG** ADRIANO GOLDSCHMIED

GUCCI



Ermenegildo Zegna

for all mankind

  
kate spade  
NEW YORK  
NEW YORK



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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](http://www.vineyardvines.com)



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## Owen Brennan's Restaurant

- New Orleans style fine dining.
- #1 Gold Award for "Best Sunday Brunch" (1995-2011).
- Voted #1 Gold Award for Best Cajun & Creole and Best Oysters by *Memphis Magazine* Readers' Poll 2012.
- [www.brennansmemphis.com](http://www.brennansmemphis.com)



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- Memphis' best USDA prime steak and fine dining.
- Celebrating 23 years in Memphis in 2012.
- [www.ruthschris.com](http://www.ruthschris.com)



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**lululemon athletica**

- Technical athletic apparel for yoga, running and dancing.
- [www.lululemon.com](http://www.lululemon.com)



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- Locally owned by Gary Burhop, wine aficionado.
- A local favorite for sophisticated wine connoisseurs.
- Located at Regalia since 2000.
- [www.greatwinesmemphis.com](http://www.greatwinesmemphis.com)



- Local optical boutique.
- [www.eyespectrum.net](http://www.eyespectrum.net)

**Brands include:**



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## Courtyard Restaurants

- These restaurants attract area businesses and residents for lunch and dinner.
  - Salsa Cocina Mexicana
  - Paradise Cafe



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- Upscale stationery and gifts.

**Brands include:**



- [www.rsvpstationerstn.com](http://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.
- Regalia is 1 of 43 A Pea in the Pod locations nationwide (as of 9/30/11).
- [www.apeainthepod.com](http://www.apeainthepod.com)



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