Regalia

Prime Retail Location
in the Heart of East Memphis

6150 Poplar Avenue at Ridgeway

Memphis, Tennessee

Jonathan Aur, 901-766-4216, jaur@boyle.com

Regalia

Prime Retail Location
in the Heart of East Memphis

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:

SINCE 1859 OAK·HALL EXCEPTIONAL APPAREL FOR MEN AND WOMEN

RUTH'S CHRIS STEAK HOUSE

vineyard vines® martha's vineyard

Jonathan Aur, 901-766-4216, jaur@boyle.com

Regalia

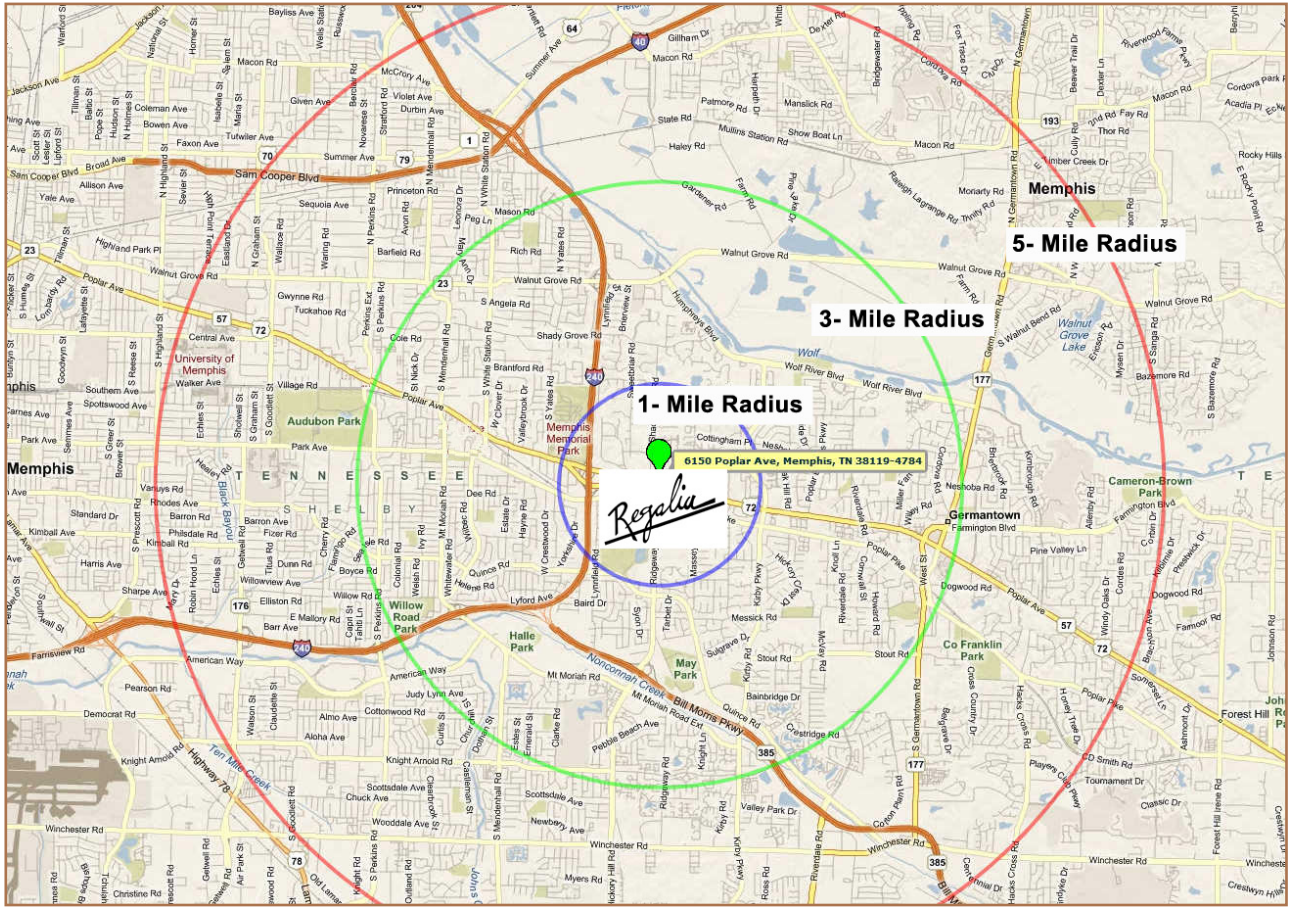
Prime Retail Location
in the Heart of East Memphis

Jonathan Aur, 901-766-4216, jaur@boyle.com

Regalia

Prime Retail Location
in the Heart of East Memphis

	2016		
DEMOGRAPHICS	**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

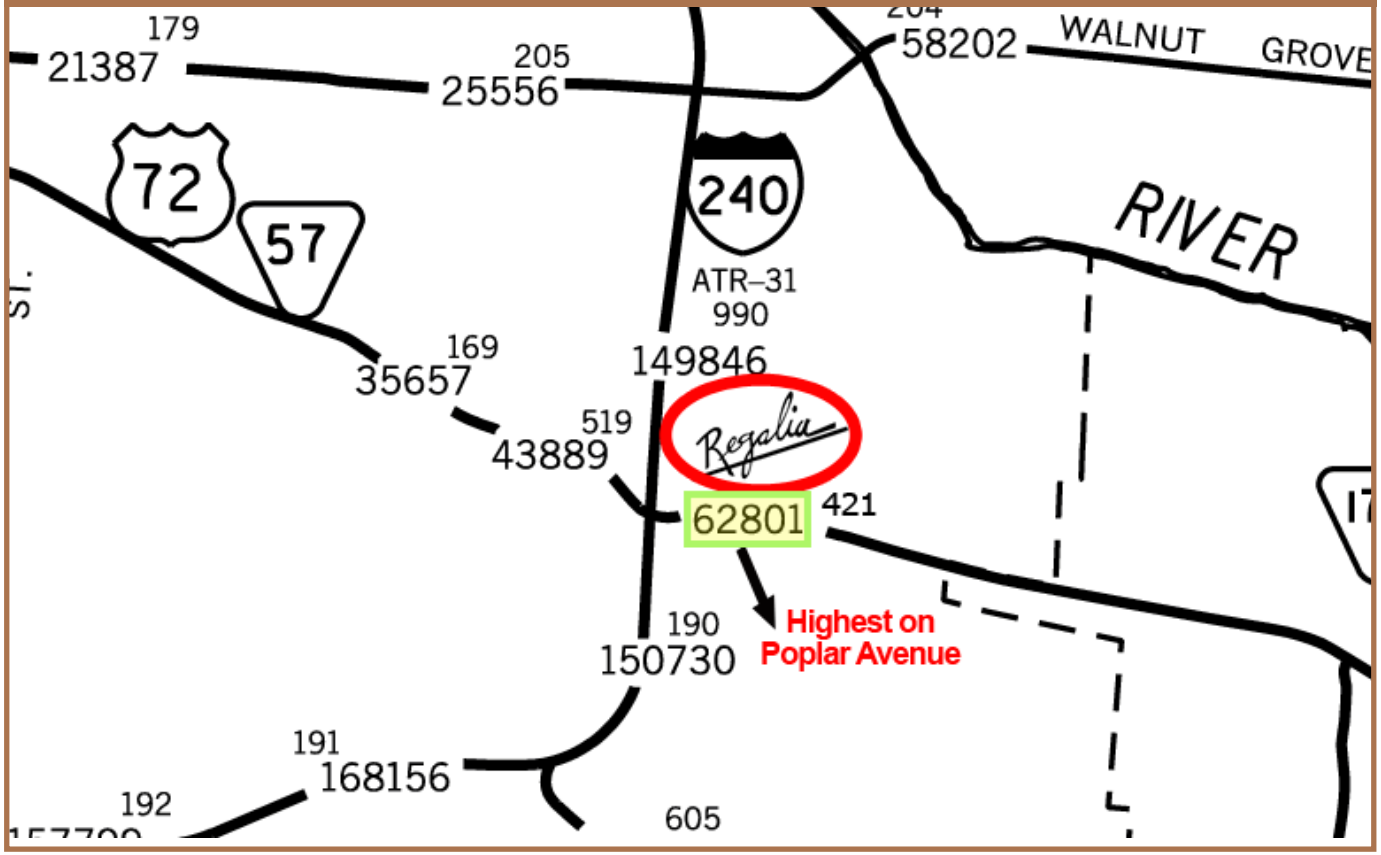


Jonathan Aur, 901-766-4216, jaur@boyle.com

Regalia

Prime Retail Location
in the Heart of East Memphis

2011 TDOT Traffic Counts



Jonathan Aur, 901-766-4216, jaur@boyle.com

Regalia

Prime Retail Location
in the Heart of East Memphis

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

Jonathan Aur, 901-766-4216, jaur@boyle.com

Regalia

Prime Retail Location
in the Heart of East Memphis

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

Brands include:

CANALI

Salvatore Ferragamo

AG ADRIANO GOLDSCHMIED

7 for all mankind

GUCCI

ERMENEGILDO ZEGNA 1910 - 2010 CENTENNIAL
Ermenegildo Zegna

kate spade
NEW YORK

Jonathan Aur, 901-766-4216, jaur@boyle.com

Regalia

Prime Retail Location
in the Heart of East Memphis

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

Jonathan Aur, 901-766-4216, jaur@boyle.com

Regalia

Prime Retail Location
in the Heart of East Memphis

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

Jonathan Aur, 901-766-4216, jaur@boyle.com

Regalia

Prime Retail Location
in the Heart of East Memphis

RUTH'S CHRIS STEAK HOUSE

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

Jonathan Aur, 901-766-4216, jaur@boyle.com

Regalia

Prime Retail Location
in the Heart of East Memphis

Great Wines and Spirits
Memphis' Wine & Liquor Superstore

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

eyespectrum
Optical Boutique

- Local optical boutique.
- www.eyespectrum.net

Brands include:

A|X Armani Exchange · Oakley · Cazal Eyewear · Maui Jim · Gucci

Jonathan Aur, 901-766-4216, jaur@boyle.com

Regalia

Prime Retail Location
in the Heart of East Memphis

Restaurants

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

Jonathan Aur, 901-766-4216, jaur@boyle.com

Regalia

Prime Retail Location
in the Heart of East Memphis

RSVP Stationers and RSVP Baby

- Upscale stationery and gifts.

Brands include: William Arthur THE SIGNATURE OF FINE STATIONERY, Vera Wang, kate spade NEW YORK, Lilly Pulitzer, Crane & Co.

- www.rsvpstationerstn.com

Southern Couture

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

Brands include: Seven7 PREMIUM DENIM BRAND, ella moss, Splendid, CYNTHIA VINCENT

Destination Maternity

- 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.apeainthepod.com

Jonathan Aur, 901-766-4216, jaur@boyle.com

Regalia

Prime Retail Location
in the Heart of East Memphis

For More Information, Contact:

Jonathan Aur
(901) 766-4216
jaur@boyle.com

Regalia

Prime Retail Location
in the Heart of East Memphis

For More Information, Contact:

Jonathan Aur
(901) 766-4216
jaur@boyle.com