

## The Standard Germantown

6685 Poplar Avenue, Germantown, TN 38138



### CONTACT US FOR LEASING INFO

*Multiple units available*

[adam@sloviscommercial.com](mailto:adam@sloviscommercial.com)

P: (901) 794-9341

[sloviscommercial.com/thestandard](https://sloviscommercial.com/thestandard)

**The Standard Germantown** is a new, mixed-use, quality lifestyle center located at 6685 Poplar Avenue (U. S. Hwy. 72) at the southwest corner of Poplar Avenue and Kirby Parkway in Germantown, Tennessee 38138 (Memphis, TN).

This new development will be comprised of 320 residential loft units and a planned 40-unit luxury condo building, a 150-room boutique hotel, class A office and retail/restaurant/commercial space, and more than 1,000 structured parking spaces situated on a 10.11-acre site with multiple curb cuts providing access off of Poplar Avenue and Kirby Parkway.

The Standard Germantown boasts modern architectural features and classic elements integrating steel and glass with natural materials.

## Facts and Figures:

### RESIDENTIAL POPULATION

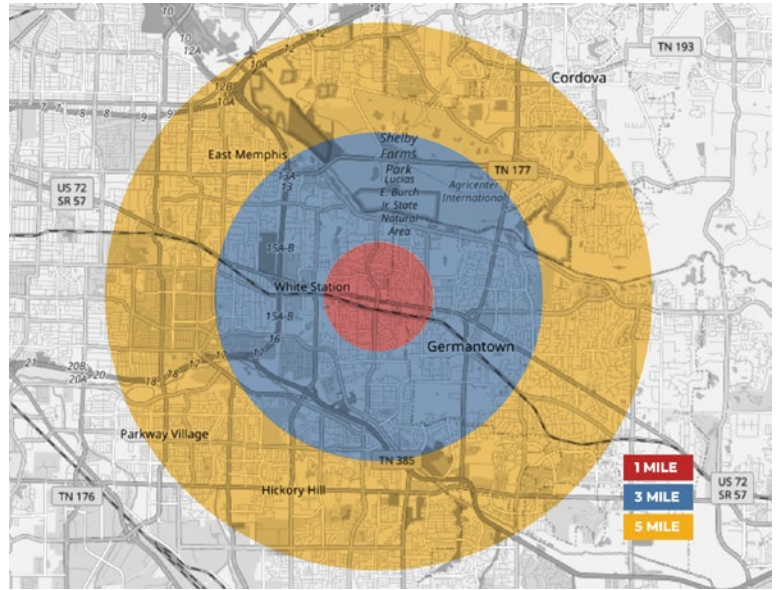
1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>6,709</b>	<b>61,163</b>	<b>213,829</b>

### AVERAGE HOUSEHOLD INCOME

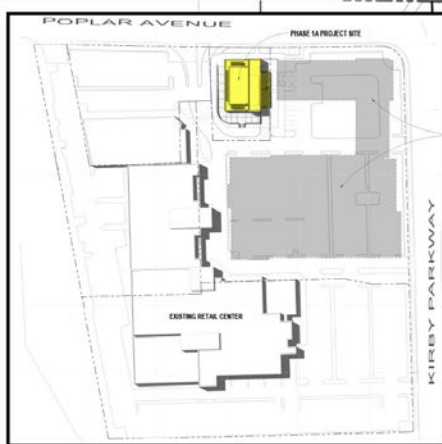
1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>\$120,588</b>	<b>\$91,104</b>	<b>\$82,603</b>

### AVERAGE AGE

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>42</b>	<b>39</b>	<b>36</b>



The property fronts Poplar Avenue (Hwy. 72) and Kirby Parkway. **Daily traffic counts for Poplar Avenue are in excess of 42,457 vehicles per day.** The area around The Standard Germantown has experienced an acceleration of office development with an increasing daytime employment due to legal, financial and medical spaces being developed and filled in the immediate area. **Ninety percent (90%) of all Class "A" office buildings in the Memphis MSA are located within two (2) miles of The Standard Germantown.**



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