

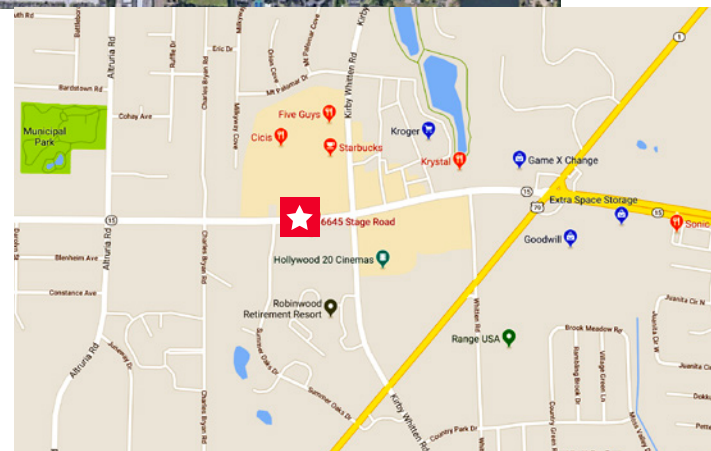
Property Features

- Price \$975,000
- Excellent development opportunity or office building for end user in the heart of Bartlett
- Existing 12,000 SF office building situated on 0.95 acres at the high traffic corner of Stage Road and Kirby Whitten Road
- Direct access on both Stage Road and Kirby Whitten
- Area retailers include Kroger, CVS, ATC Fitness, Aldi's, Chik Fil A, LA Fitness, PETCO, Hollywood Feed, AutoZone, Taco Bell, Krystal, Burger King, Starbucks, Walgreens

2018 Demographics

	1 mile	3 miles	5 miles
Population	9,817	75,680	176,967
Households	3,684	28,756	65,175
Average Income	\$70,973	\$75,721	\$76,708

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Traffic Counts

Stage Road	31,936 AADT
Kirby Whitten	22,829 AADT

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FOR SALE

6645 Stage Road
Bartlett, TN 38134



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