

Multi-Tenant Retail Investment Opportunity | Bartlett, TN

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Executive Summary

This Stage Road Retail Center presents investors with a rare opportunity to acquire a fully stabilized, 100% occupied retail asset in the heart of Bartlett, Tennessee, a vibrant and fast-growing suburb of Memphis. Situated prominently on a corner lot with exceptional visibility and access, the property benefits from strong daily traffic counts and dense surrounding demographics.

The center comprises 6,300 square feet of well-maintained retail space across four established tenants, creating diversified income streams with minimal management obligations. Originally

constructed in 1970, the property sits on a .616-acre parcel and has demonstrated long-term tenant stability, supported by the strength of the local market.

With limited retail inventory in the immediate area and continued population and commercial growth in Bartlett, this asset offers secure in-place income with potential long-term upside through rental increases or future redevelopment.

Property Overview & Investment Highlights

Location: 6301 – 6305 Stage Road, Shelby County, Bartlett, Tennessee 38134

Tax ID No. B0157 Y0000C

Asset Type: Multi-Tenant Retail

Year Built: 1970

Lot Size: 0.616 Acres

Building Size: 6,300 SF

Occupancy: 100%

Tenants: 4 Long-Term Retail Tenants

Parking: 34 spaces



Recent Improvements

HVAC – The HVAC system serving 6305 Stage Road was replaced in 2025.

Roof - The roof is divided into two sections. The first section (Section #1) was replaced in 2024 with a new TPO roof system. The second section (Section #2) was replaced in 2013 with a new asphalt roof system.



Leases

6301 Stage Road

Tenant: Bartlett Breakfast Factory

Size: approx. 1,500 square feet

Expires: 12/31/2027

6303 Stage Road

Tenant: Hair Illusions

Size: 1,200 square feet

Expires 12/31/2027

6305 Stage Road

Tenant: Moon Light Jewelry

Size: 1,200 square feet

Expires: 11/30/2027

6311-6315 Stage Road

Tenant: Greenboyz, LLC

Size: 2,400 square feet

Expires: 3/31/2028

Financial Performance Snapshot

2026 Gross Projected Income \$113,400

2026 Gross Projected Expenses \$31,657

Net Income \$81,743

Key Investment Highlights:

- **Prime Corner Location:** Positioned on a **high-visibility corner**, ensuring maximum exposure to both vehicle and foot traffic.
- **Fully Stabilized Income:** 100% leased to four tenants with a consistent operating history, reducing risk and providing immediate cash flow.
- **Strong Submarket Fundamentals:** Located in **Bartlett**, one of Memphis' most desirable suburbs known for its economic stability, high quality of life, and growing population.
- **Dense Demographics:** Excellent surrounding population and income levels, with strong consumer demand supporting retail performance.
- **Value-Add Potential:** Future upside through **lease escalations, re-tenanting at market rents, or long-term redevelopment** given the site's size and positioning.
- **Low Management Responsibility:** Simple management profile makes this an ideal asset for local or out-of-state investors seeking passive retail income.

Please contact us today for more information.



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