



DELTA
FARMLAND

**6555 Stage
Road**

9,450 +/- Sq Ft | \$910,000

Reid Yarbrough | 901.573.4343 | reid@delta-farmland.com

Reid Yarbrough, of Delta Farmland, is the exclusive agent for the property described herein. All information contained herein is believed to be correct, however, there is no guarantee to the accuracy. Prospective buyers are urged to inspect the property and improvements and perform their own independent due diligence. The agent assumes no liability as to errors, omissions or investment results. All information is approximate.



6555 STAGE ROAD

BARTLETT, TN | 9,450 +/- Sq Ft | \$910,000

This 2-story, 9,400 sq ft office building offers a prime opportunity for businesses seeking a strategic location in Bartlett, TN. Located on the corner of Stage Road and Charles Bryan Road, the property features versatile office configurations to cater to a variety of professional needs. It is ideally situated near several shopping centers and large retailers, including Starbucks, Kroger, and Chick-Fil-A. Additionally, its proximity to reputable schools makes it an attractive location for businesses catering to families. The building includes over 2,000 square feet of vacant office and dental practice space, presenting an excellent value-add opportunity. With ample parking space and well-maintained facilities ready for immediate occupancy, this is an excellent investment property.

PROPERTY FEATURES:

- | | | |
|---|-------------------|--------|
| ❖ Versatile 2-Story Office and Medical Building: Accommodates a range of professional and medical uses. | ❖ Total Sq Ft | 9,450 |
| ❖ Excellent Accessibility: Located approximate to Highway 70 and Interstate 40, providing easy access and convenience. | ❖ Year Built | 1988 |
| ❖ Strategic Position: Situated in the Dental/Orthodontic District in Bartlett, ideal for medical and dental practices. | ❖ Building Type | Office |
| ❖ Close to Amenities: Located near the intersection of Stage and Kirby Whitten, with proximity to retail shops, popular restaurants, and good schools. | ❖ Building Class | B |
| ❖ Value-Add Opportunity: 60% occupancy with tenants already in place, providing immediate income. Mix of vacant office & dental spaces offering value-add potential. | ❖ Building Height | 2 |
| | ❖ Price Per Sq Ft | \$96 |

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Property boundaries are estimated and should be confirmed by legal description or by a licensed surveyor



**DELTA
FARMLAND**

6
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5
5



ESSARY
communications

FASTEST LABS
CLEAN PAST TESTING

**BARNETT
INSURANCE**



Beltone



CONTACT / Reid Yarbrough

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