

# NAI Saig Company

6115 Stage Road, Bartlett, TN 38134

Retail | 2 Tenant

± 5,600 SF

Retail Investment Opportunity in  
Bartlett, TN

Presented By:

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NAI Saig Company presents 6115 Stage Road in Bartlett, TN, a 5,600 SF retail center featuring two tenants and 100% occupancy. At closing, Batteries Plus will execute a new 7-year NNN lease with 2% annual escalations, providing strong and stable income for an investor. The property offers upside through a potential rental increase on the 1,500 SF unit upon lease expiration and is ideally located on the hard corner of Stage Center Drive and Stage Road with excellent exposure.

Offered at an attractive 7.5% cap rate in place, the property is priced at \$1,350,000, making it a compelling opportunity in a high-demand retail corridor.

### Property Overview:

- **Price:** \$1,350,000
- **NOI:** \$101,573.26 (in place)
- **Cap Rate:** Approximately 7.5%
- **Tenancy:** 2 tenants; 100% Occupied
- **Lease Term:** Batteries Plus will execute a new 7 year NNN lease at closing with 2% annual escalations.

Tenant:	SF:	Expiration:	Annual Rent:	Price Per Foot:	NNN Expense:	NNN Per Foot:
Batteries Plus	4,100	Will sign new 7 year lease	\$7,000.00	\$20.49	\$1,845.00	\$5.40
Mop Shop	1,500	MTM	\$1,656.12	\$13.25	\$518.00	\$4.14

**Total SF:** 5,600 SF

**Total Monthly Rent:** \$11,019.12

**Total Annual Rent:** \$132,229.44

**Address:**

6115 Stage Road, Bartlett, TN 38134

**TOTAL SF:** 5,600

**Rental Income:** \$103,873.44

**NNN Reimbursements: Total** \$28,356.00  
**Income:** \$132,229.44

**Property Taxes:** \$13,569.00

**Property Insurance:** \$8,798.00

**Common Area Maintenance:** \$3,000.00

**Future Mgmt Fee:** \$5,289.18

**Total Expenses** \$30,656.18

**NOI:** \$101,573.26

**Sale Price:** \$1,350,000.00

**Cap Rate:** 7.5%





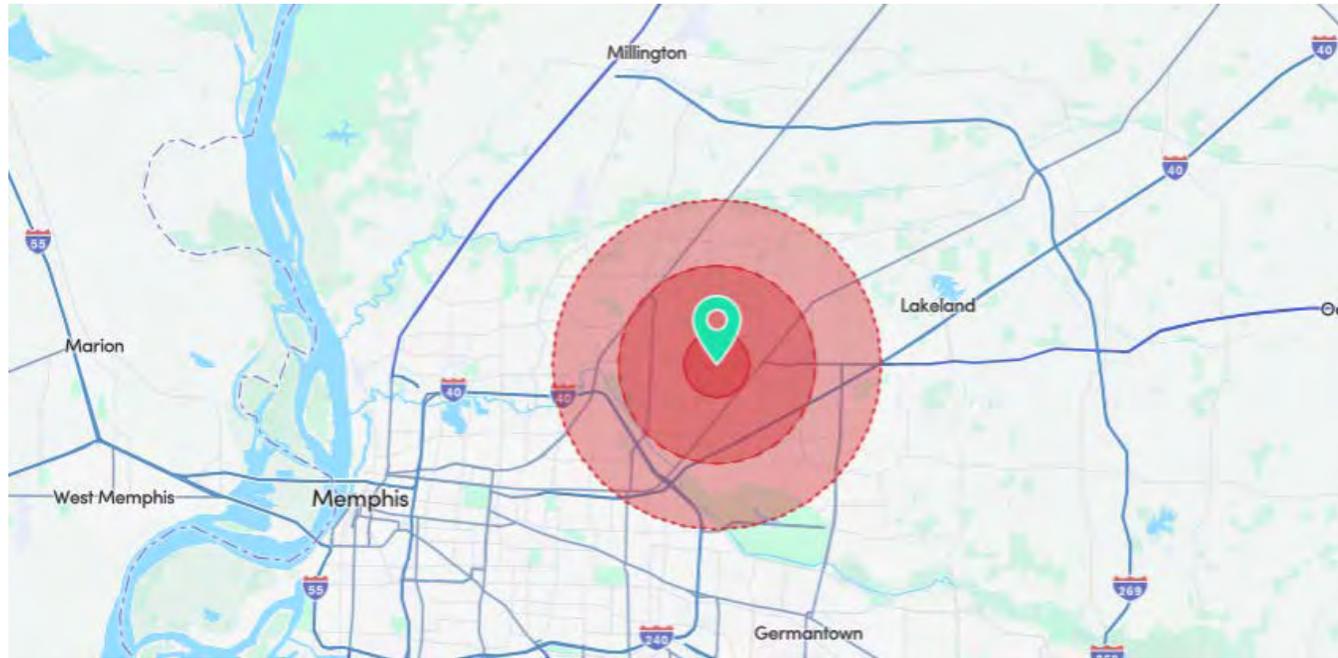


## Tenant Profile:

# Batteries + Bulbs

Batteries Plus is a nationally recognized specialty retailer and service provider, offering a wide range of batteries, light bulbs, phone repair services, and related products for consumer, commercial, and industrial applications. With hundreds of locations across the United States, the brand benefits from strong national recognition, consistent customer demand, and a proven business model built on repeat traffic and essential-use products.

The tenant at 6115 Stage Road is a five-unit franchisee with established operations throughout the Mid-South, including locations in Jackson, TN; Southaven, MS; Memphis, TN; Cordova, TN; and Bartlett, TN. This regional presence demonstrates operational experience, market commitment, and financial stability. At closing, the tenant will execute a new 7-year NNN lease with 2% annual escalations, further strengthening the investment profile through long-term income security and built-in rent growth.



## POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

### 1 MILE

7,904

45

43

46

### 3 MILES

73,705

40

38

41

### 5 MILES

173,188

39

37

41

## HOUSEHOLDS & INCOME

Total Households

# of Persons per HH

Average HH Income

Average House Value

### 1 MILE

3,047

2.6

\$88,165

\$232,098

### 3 MILES

14,145

2.6

\$78,785

\$214,579

### 5 MILES

28,717

2.6

\$80,257

\$214,358



**For More Information:**

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