



**AGILE COAST**

# 6860 SUMMER AVENUE

**PAD SITE FOR LEASE**

6860 Summer Ave. Bartlett,  
TN 38134  
53, 807 sf 1.235 acres

Presented by:

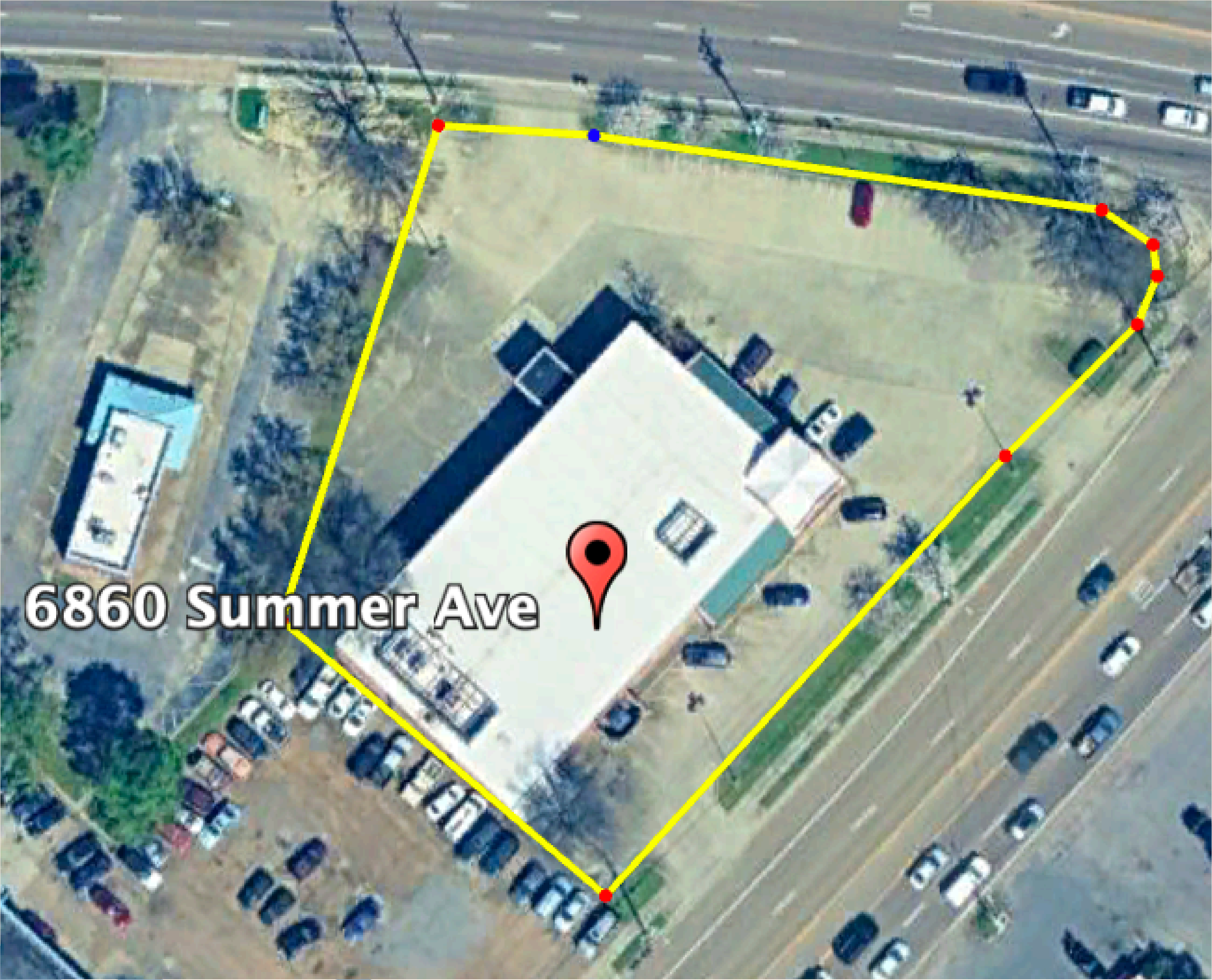
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

6860 Summer Avenue features a 1.235-acre commercial pad site with excellent visibility and direct frontage on Summer Avenue (US Hwy 70/79). Zoned C-H, the site is primed for immediate development and ideal for a drive-thru, QSR, medical, or service-based user. The lot offers full access via a median cut, level topography, and existing utility infrastructure. With its strong traffic counts, retail adjacency, and high exposure location, this site presents a turnkey opportunity for operators seeking brand visibility in a high-demand corridor.

LOCATION DESCRIPTION

6860 Summer Ave is a high-profile commercial pad site strategically positioned on one of Memphis' busiest corridors, across the street with Union Depot, Bartlett's largest mixed-use development ever. Located near the signalized intersection of Summer Ave and Stage Rd, the property benefits from over 36,000 vehicles per day and proximity to major anchors like Walmart Supercenter, AutoZone, Floor & Decor, Walgreens, and McDonald's. With easy access to I-40 and dense surrounding residential neighborhoods, this site is ideal for national QSR, medical, or service-driven retail.

OFFERING SUMMARY

LEASE RATE:	\$135,000/yr
LOT SIZE:	53,807 sf
ZONING:	C-H: Highway Commercial





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