

# BARTLETT TOWNE CENTER

5975-6045 STAGE RD, BARTLETT, TN 38134

## FOR LEASE

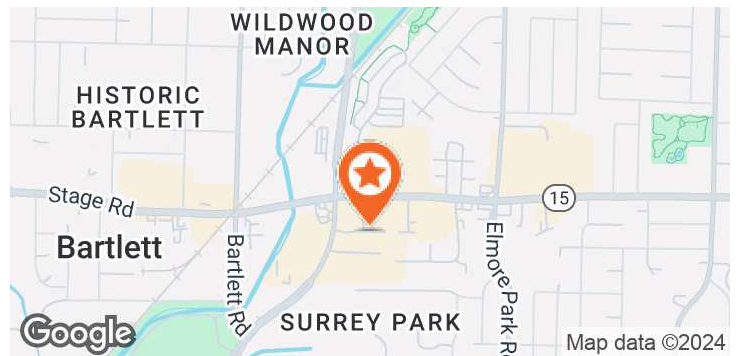


## LOCATION DESCRIPTION

193,619 SF shopping center in the heart of Bartlett

## PROPERTY HIGHLIGHTS

- Excellent visibility and access from both Stage Rd and Bartlett Blvd with 7 points of ingress/egress that serve the property, two of which are signalized
- Current Tenants: Kroger, Burlington, Dollar Tree, Five Below, Cato, Shoe Carnival, Yaki Bowl, AT&T, FedEx Office, Mattress Firm, Little Caesars, UPS Store, GNC and many more
- Traffic Counts: Stage Rd 32,344 AADT and Bartlett Blvd 25,728 AADT



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,531	73,362	183,580
Daytime Population	8,941	74,725	168,869
Households	3,289	28,018	67,262
Average HH Income	\$75,339	\$70,308	\$69,329



**ROBERT SLOAN**

robert.sloan@tscg.com  
901.334.5703

**JON ISBELL**

jon.isbell@tscg.com  
901.334.5706

# BARTLETT TOWNE CENTER

5975-6045 STAGE RD, BARTLETT, TN 38134

# FOR LEASE



SUITE	TENANT NAME	SPACE SIZE
1-5975-2	Mattress Firm	3,960 SF
2-5975-10	Carl's Wine & Liquors	1,680 SF
3-5975-20	Cato Fashions	4,400 SF
4-5975-22	Sally Beauty	1,600 SF
5-5975-23	Robert Erwin Jewelers	1,500 SF
6-5975-24	Arch 2 Arch	1,500 SF
7-5995	Kroger	84,886 SF
8-6015	Burlington	17,700 SF
9-6025-36	Five Below	8,680 SF
10-6025-42	The UPS Store	1,418 SF
11-6025-44	Mid South Vision Center	1,600 SF
12-6025-52	VSL Nail Spa	3,400 SF
13-6025-52B	CosmoProf	2,759 SF
14-6025-58	H&R Block	2,377 SF
15-6035	Dollar Tree	14,850 SF
16-6045-60	Available	1,600 SF

SUITE	TENANT NAME	SPACE SIZE
17-6045-61	Available	1,011 SF
18-6045-62	Springleaf Financial	1,600 SF
19-6045-64	Rent-A-Center	4,200 SF
20-6045-66	The Joint Chiropractic	1,907 SF
21-6045-72	Available	822 SF
22-6045-74	Yaki Bowl	7,450 SF
23-5985-1	FedEx Office	3,179 SF
24-5985-5	Little Caesars Pizza	1,305 SF
25-5985-7	Japanese Express	1,175 SF
26-5985-19	Kukuruku Chicken	1,260 SF
27-5985-15	Shoe Carnival	7,600 SF
28-5985-25	Jersey Mike's Subs	1,600 SF
29-5985-30	GameStop	1,600 SF
30-5985-28	GNC	1,200 SF
31-5985-31	AT&T	3,500 SF
32-5995-1	Kroger Fuel Station	300 SF



**ROBERT SLOAN**

robert.sloan@tscg.com  
901.334.5703

**JON ISBELL**

jon.isbell@tscg.com  
901.334.5706