

SHOPPES OF BARTLETT

2942 KIRBY WHITTEN PKWY, BARTLETT, TN



About The Property

- Property is located at 2942 Kirby Whitten Pkwy and Stage Rd in Bartlett, TN
- Two outparcels available
 - Parcel 2 - 0.71 Acres
 - Parcel 3 - 0.71 Acres
- Join Kroger, Sekisui, Jackson Hewitt, Burger King, Taco Bell and area retailers Hollywood Theater, AutoZone and CVS
- Strong traffic counts along Stage Rd and Kirby Whitten Rd and solid demographics

**OUTPARCELS NEXT TO KROGER AVAILABLE
FOR SALE/GROUND LEASE**

Ashley Utley Walker

Senior Associate Broker
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ashley.walker@cbre.com

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LLC

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Property Description

- **Total Acreage**
1.42 Acres
- **Sale Price(s)**
Contact Broker for Pricing
- **Zoning**
Commercial

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Center Details

UNIT	TENANT	SQ. FT.
1	Kroger	69,494
2	Jackson Hewitt	1,800
3	Kenny's Nail Spa	1,800
4	Stevi B's Pizza	4,800
5	Sekisui	3,543
OP2		±0.71 AC
OP3		±0.71 AC

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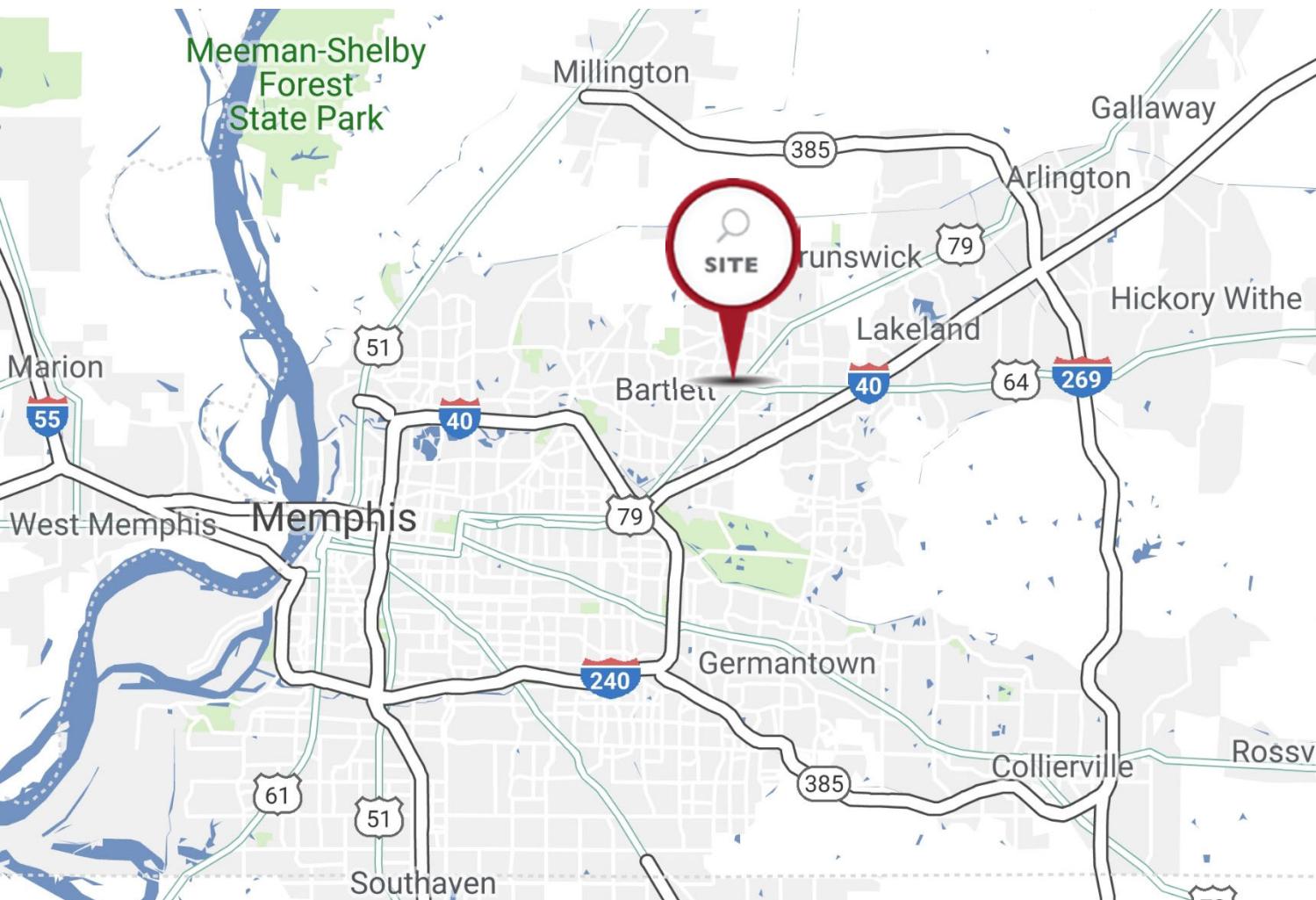
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2020 Demographics

POPULATION

1 Mile	3 Miles	5 Miles
9,674	72,488	171,172

MEDIAN AGE

1 Mile	3 Miles	5 Miles
39.5	37.7	36.5

AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$69,420	\$76,184	\$78,239

DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
10,320	75,754	163,616

Traffic Count

Kirby Whitten – 29,693 VPD
Stage Road – 32,344 VPD

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