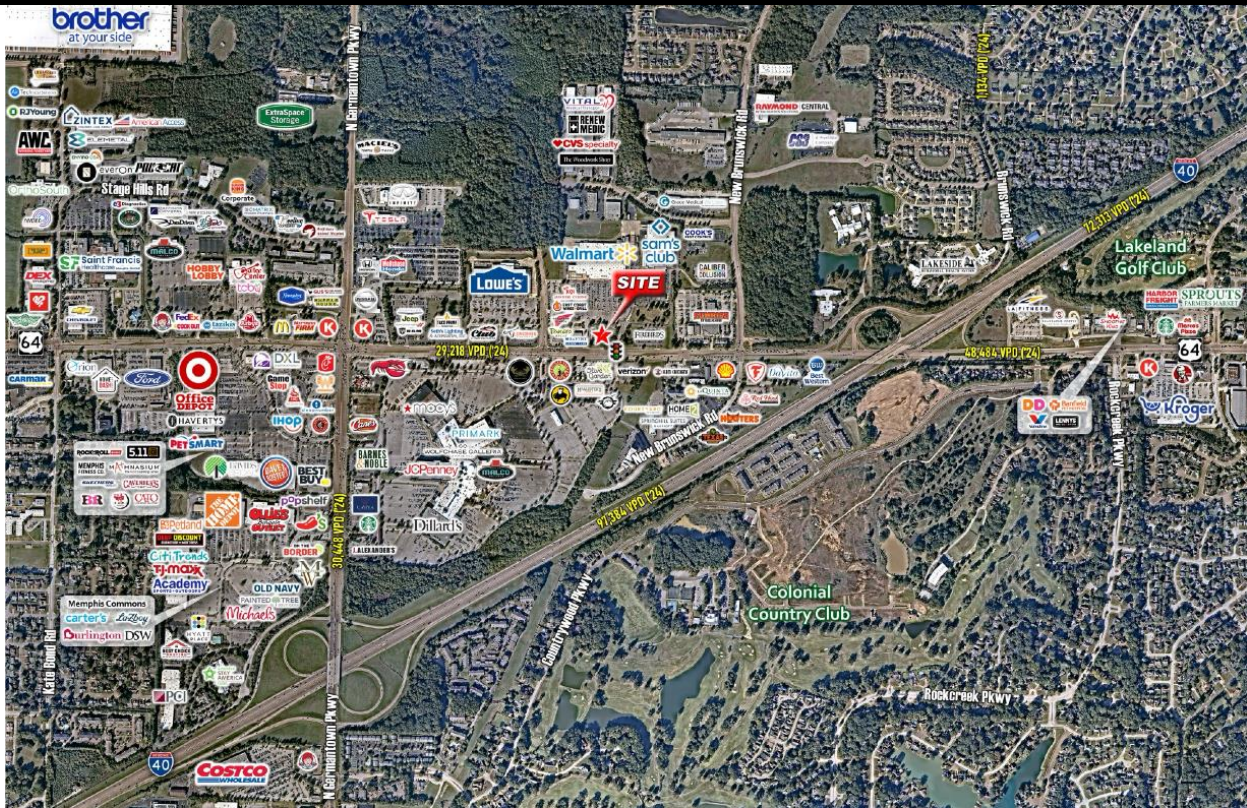


# DRIVE THRU BANK BRANCH FOR LEASE

8398 US HIGHWAY 64

BARTLETT, TN



## LOCATION

Located on the North side of U.S. Highway 64, Stage Rd, on an outparcel of the Walmart Super Center & Sam's, across from the 1.14 million sf Wolfchase Galleria Mall anchored by Dillard's, JCPenney & Macy's. Other area businesses include Target, Best Buy, Hobby Lobby, Guitar Center, LOWE'S, Firebird's, Slim Chickens, Olive Garden, Red Lobster, Chick-fil-A, Whataburger, Raising Canes and St. Francis Hospital – 196 beds

## BLDG & SITE AREA

4,732 +/- sf Drive-Thru bank with monument sign on 1.02 acres with 21 parks.

## ZONING

C-H, Highway Business District

## LEASE PRICE:

\$32 per square foot

## TRAFFIC COUNT

Highway 64, between Germantown Pkwy & Brunswick	29,218
Germantown Pkwy between Hwy 64 & I-40	30,448

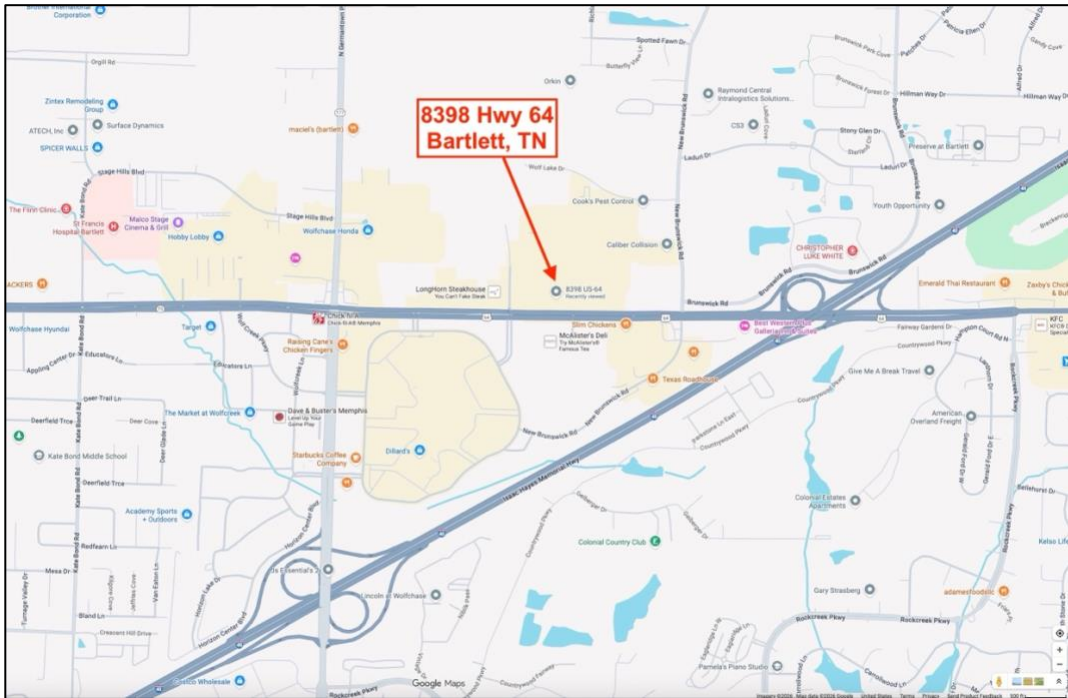


Demographics	1-Mile	3-Mile	5-Mile
Population	2,802	56,190	141,229
Avg HH Income	\$98,963	\$93,768	\$94,389
Households	1,176	21,437	54,551

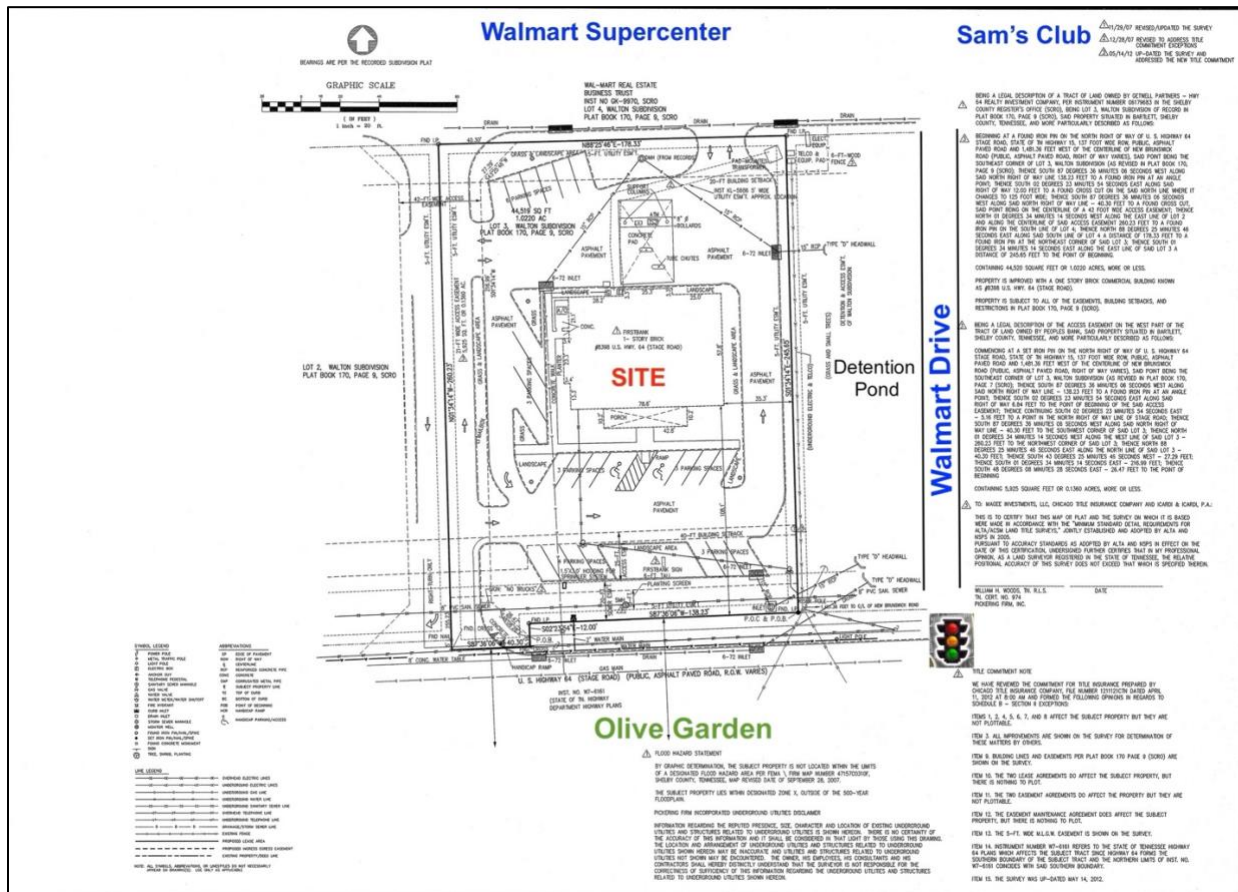
**CONTACT INFORMATION:** Charlie Oates/Office 901-763-2050/Cell 901-484-0418



## VICINITY MAP



# PLAT



**CONTACT INFORMATION: Charlie Oates/Office 901-763-2050/Cell 901-484-0418**

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