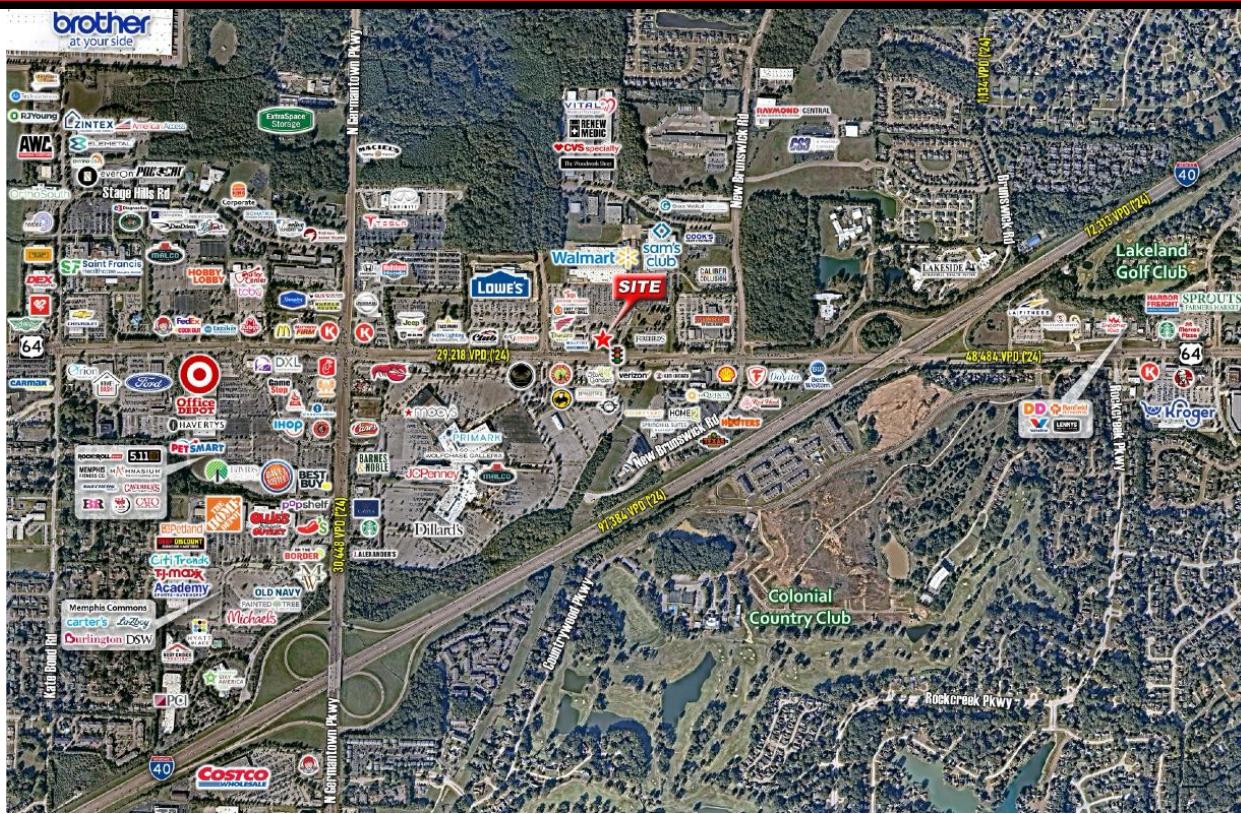


DRIVE THRU BANK BRANCH FOR LEASE

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

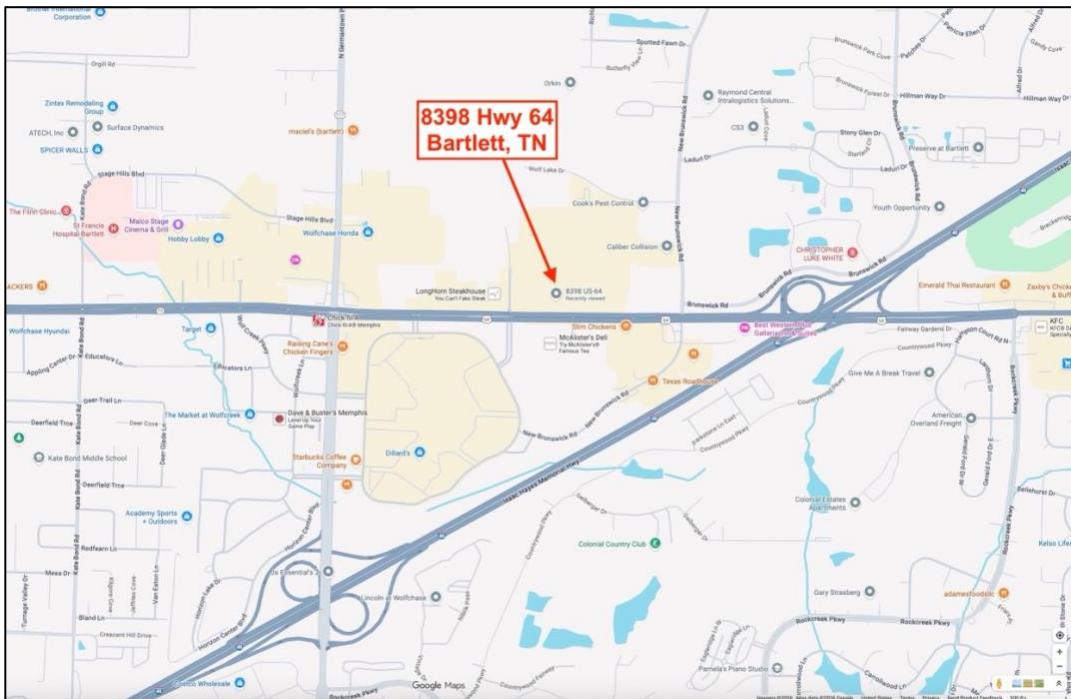
| | |
|---|--------|
| Highway 64, between Germantown Pkwy & Brunswick | 29,218 |
| Germantown Pkwy between Hwy 64 & I-40 | 30,448 |



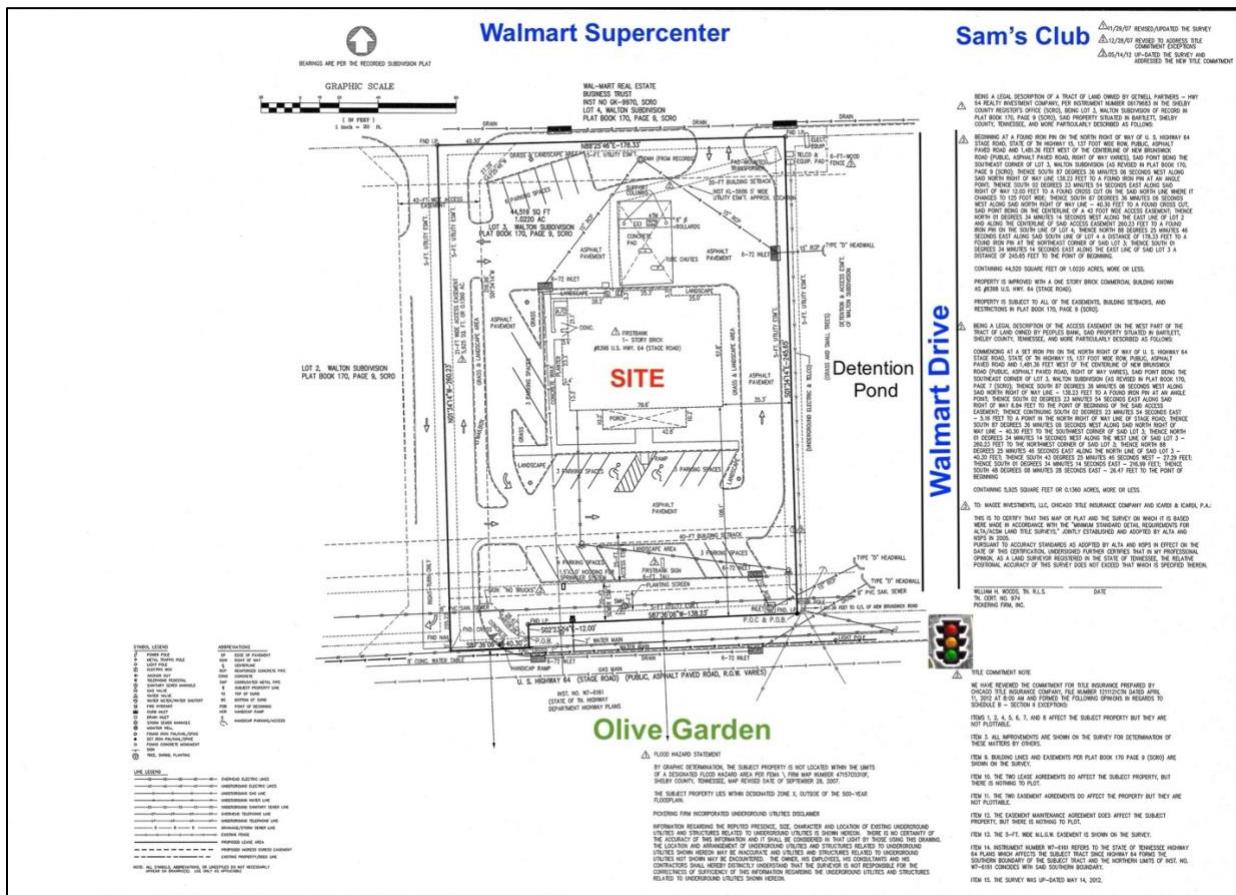
| Demographics | 1-Mile | 3-Mile | 5-Mile |
|---------------|----------|----------|----------|
| Population | 2,802 | 56,190 | 141,229 |
| Avg HH Income | \$98,963 | \$93,768 | \$94,389 |
| Households | 1,176 | 21,437 | 54,551 |

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

VICINITY MAP



PLAT



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