



Now Available at \$1,355,000
Well under Cost-of-Replacement!

SUBJECT PROPERTY



2936 Kirby Whitten Rd *High Traffic freestanding Restaurant, Next Door to 3rd Highest Performing Chick-Fil-A in Tennessee, Corporate Retail Galore in Bartlett's Best Retail Corridor!*
Bartlett, TN 38134



Wilson W. McCloy

Crye-Leike Commercial
6525 Quail Hollow Rd, Ste 401
Memphis, TN 38120

Located in the midst of densely populated residential neighborhoods on THE key, heavily trafficked intersection in the City of Bartlett. Next Door to Chick-Fil-A and Burger King with Starbucks right across the street. A beautiful, unique building in a booming retail trade area.

Recent Total Population
1 Mile: 23,900 - 3 Mile: 120,000 - 5 Mile: 229,000

Recent Household Income: Median
1 Mile: \$66.9k 3 Mile: \$70.3k 5 Mile: \$70.6k

Traffic Counts
Kirby Whitten Rd - 28,389 AADT
Stage Rd - 29,500 AADT

TELEPHONE
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WEBSITE
www.crye-leike.com/commercial

TWITTER
@wilsonmccloy

Features

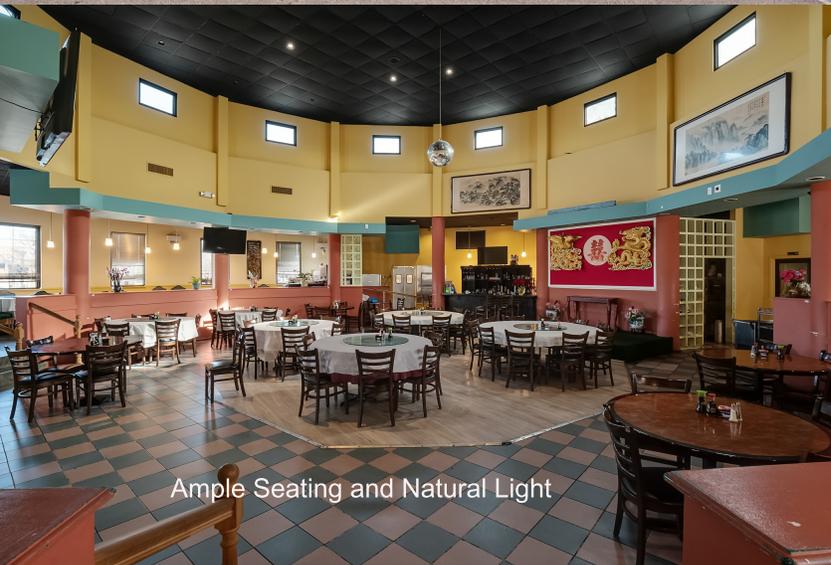
- A-Level Corporate Trade Area
- Just off Lighted Intersection
- Next Door to Chick-Fil-A & Burger King
- No Deed Restrictions
- Kroger Outparcel
- +/- 170' of Frontage on Busy Kirby Whitten Rd
- +/- .701 Acre Lot w 41 Parking Spaces
- Around Corner from new Union Depot Development



+/-5,513 sf Restaurant on .701 Acres
Building selling well under cost of replacement



Drive Thru on Busy Kirby Whitten Rd



Ample Seating and Natural Light



Drive Thru Open for Business



A Traditional Restaurant or
Redevelopment Opportunity



190 Customer Maximum Load
42 Parking Spaces



FF&E Included

An eye-catching, unique property offering excellent visibility and ideal exposure. Verifiable-strong Traffic, Long-term Feasibility. Corporate Neighbors have done their Site-Selection & Demographic Homework! Bartlett is a thriving Community!



Memphis | Nashville | Little Rock | Chattanooga | Atlanta

**Exclusively Offered by
Crye-Leike Commercial
6525 N Quail Hollow Rd, Ste. 401
Memphis, Tennessee 38120**

To View the Interior Contact - Wilson W. McCloy at 901.481.5045 or wilson.mccloy@crye-leike.com