

# OFFICE BUILDING FOR SALE | 6957 U.S. 70

Bartlett, Tennessee 38133



## PROPERTY DESCRIPTION

Discover a rare opportunity to own a highly visible office property along one of Bartlett's most traveled commercial corridors. Located at 6957 Highway 70, this freestanding professional office building offers approximately 1,264 SF of functional space on a generous 1-acre lot, making it ideal for an owner-occupant or an investor seeking a strategic suburban location.

## PROPERTY HIGHLIGHTS

- ± 1,264 SF freestanding office building
- Situated on ±1 acre with ample onsite parking
- Excellent Highway 70 frontage & signage visibility
- Highly adaptable interior layout
- Ideal for professional or medical office use
- Strong suburban demographics & traffic counts
- Convenient access to Bartlett amenities and nearby retail

## OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	1,264 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	67,514	187,542	329,672
Total Population	177,012	481,937	837,225
Average HH Income	\$89,423	\$98,665	\$95,439

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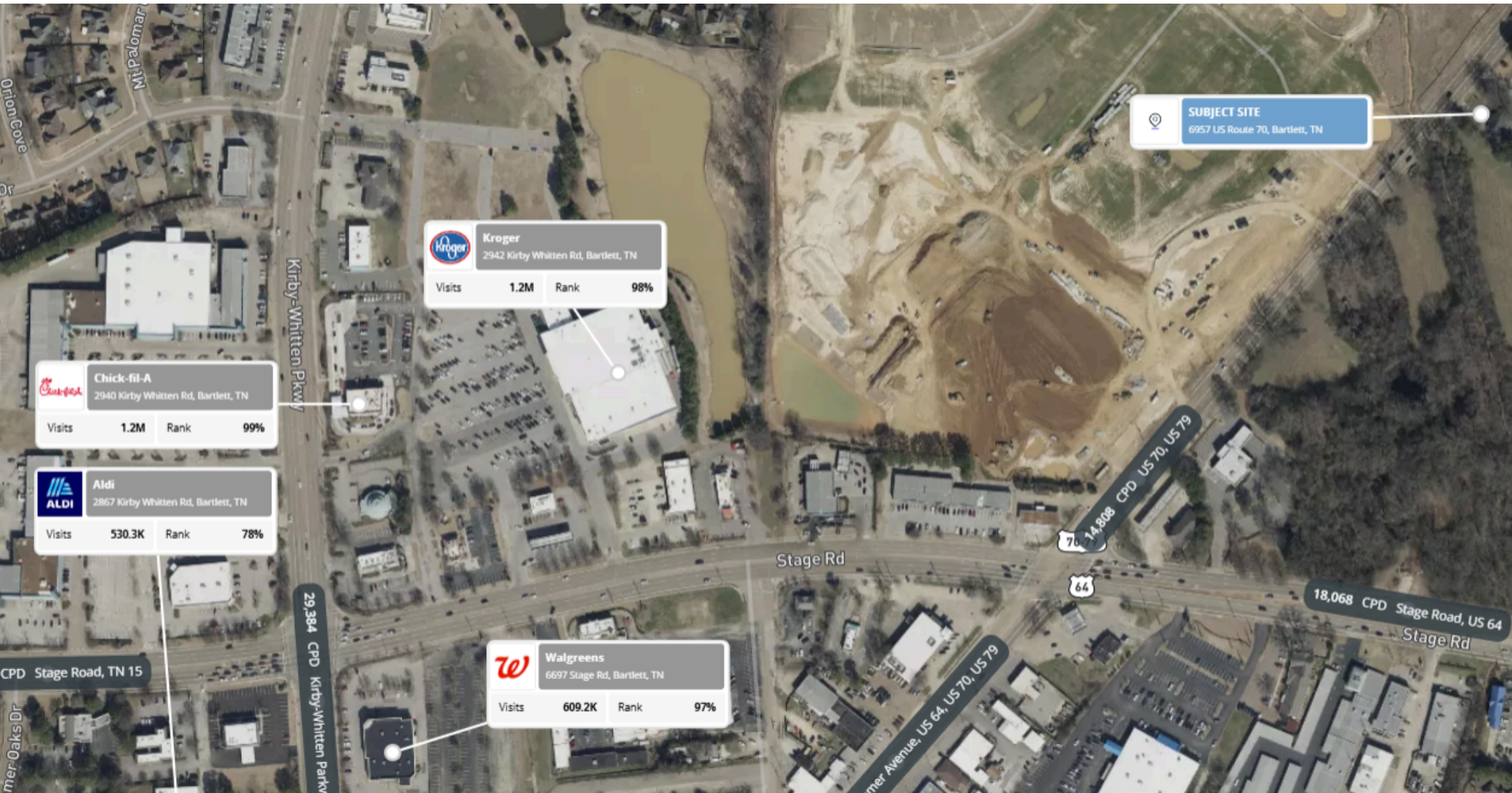
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**BRG** | BUCHANAN  
REALTY  
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