

# FOR SALE

2841 Kirby Whitten Rd. | Bartlett, TN 38134



7,110 SF | Freestanding Retail Building

BARTLETT, TENNESSEE

**GILL**  
PROPERTIES

6815 Poplar Ave., Suite 110  
Germantown, TN 38138  
(901) 758-1100

**For more information:**

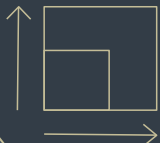
Patty Bullock  
901.488.1008

Jennifer Stewart  
901.652.3778

# PROPERTY FEATURES



2841 Kirby Whitten Rd.  
Bartlett, TN 38134



Freestanding  
7,110 SF | .86 AC



Monument Signage



30 Surface Spaces



Built 2004



High Traffic Area &  
Great Area  
Demographics



Offered at \$1.45M



Zoning:  
Commercial | SC-1



Located in the NE  
Submarket of  
Shelby County

## Prime Retail Opportunity in the Heart of Bartlett

Unlock the potential of this 7,110 SF freestanding retail building located on high-traffic Kirby Whitten Rd in Bartlett, TN. Boasting 151 feet of frontage, excellent visibility, and 44 surface parking spaces, this well-maintained property—formerly O'Reilly Auto Parts—is ideal for retail, showroom, or service-based businesses. Surrounded by a dense residential population and positioned near major intersections with **daily traffic counts exceeding 100,000+**, this site delivers unmatched exposure in a thriving commercial corridor.



# Bartlett's Retail | Medical Corridor



# AREA HIGHLIGHTS

## Demographics



	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<b>Population</b>	8,878	68,797	157,762



<b>Households</b>	3,270	26,727	60,506
-------------------	-------	--------	--------



<b>HH Income</b>	\$68,812	\$78,946	\$83,477
------------------	----------	----------	----------



## Traffic Counts



KIRBY WHITTEN RD.	28,389+
STAGE RD & KIRBY WHITTEN	26,943+
SUMMER AVE & KIRBY WHITTEN	19,583+
WHITTEN RD	37,942+
I-40	107,306+



## Commute

I-40 EXIT	5 MINS
I-240	17 MINS
LAKELAND DISTRICT	13 MINS
DOWNTOWN MEMPHIS	23 MINS
POPLAR AVENUE	15 MINS

**Gill Properties, Inc**  
Listing Brokers:



**PATTY BULLOCK**  
patty@gillprop.com  
901.488.1008



**JENNIFER STEWART**  
jennifer@gillprop.com  
901.652.3778