



PROPERTY DESCRIPTION

6,218 SF Retail Flex Building Nestled in the Bartlett Station Historic District, Benefitting from Various Municipal Incentives

PROPERTY HIGHLIGHTS

- Situated on a prominent corner of Stage Road, offering high visibility and easy access
- Just steps away from the local library, vibrant shopping centers, and the exciting new Bluff City Pickleball
- Spans 6,218 square feet, previously utilized as an auto shop, perfect for a variety of business concepts
- Available for ground lease or traditional lease to suit your business needs
- Traffic Counts: Stage Road (21,886 AADT), Summer Avenue (15,654 AADT), and I-40 (138,370 AADT)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,385	28,116	67,493
Total Population	8,948	72,641	178,787
Average HH Income	\$87,534	\$78,346	\$77,849

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