

BARTLETT TOWNE CENTER

5975-6045 STAGE RD, BARTLETT, TN 38134

FOR LEASE




LOCATION DESCRIPTION

193,619 SF shopping center in the heart of Bartlett

PROPERTY HIGHLIGHTS

- Excellent visibility and access from both Stage Rd and Bartlett Blvd with 7 points of ingress/egress that serve the property, two of which are signalized
- Current Tenants: Kroger, Burlington, Dollar Tree, Five Below, Cato, Shoe Carnival, Yaki Bowl, AT&T, FedEx Office, Mattress Firm, Little Caesars, UPS Store, GNC and many more
- Traffic Counts: Stage Rd 32,344 AADT and Bartlett Blvd 25,728 AADT



|  DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--|----------|----------|----------|
| Population | 8,531 | 73,362 | 183,580 |
| Daytime Population | 8,941 | 74,725 | 168,869 |
| Households | 3,289 | 28,018 | 67,262 |
| Average HH Income | \$75,339 | \$70,308 | \$69,329 |



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| SUITE | TENANT NAME | SPACE SIZE |
|-------------|-------------------------|------------|
| 1-5975-2 | Mattress Firm | 3,960 SF |
| 2-5975-10 | Carl's Wine & Liquors | 1,680 SF |
| 3-5975-20 | Cato Fashions | 4,400 SF |
| 4-5975-22 | Sally Beauty | 1,600 SF |
| 5-5975-23 | Robert Erwin Jewelers | 1,500 SF |
| 6-5975-24 | Arch 2 Arch | 1,500 SF |
| 7-5995 | Kroger | 84,886 SF |
| 8-6015 | Burlington | 17,700 SF |
| 9-6025-36 | Five Below | 8,680 SF |
| 10-6025-42 | The UPS Store | 1,418 SF |
| 11-6025-44 | Mid South Vision Center | 1,600 SF |
| 12-6025-52 | VSL Nail Spa | 3,400 SF |
| 13-6025-52B | CosmoProf | 2,759 SF |
| 14-6025-58 | H&R Block | 2,377 SF |
| 15-6035 | Dollar Tree | 14,850 SF |
| 16-6045-60 | Available | 1,600 SF |

| SUITE | TENANT NAME | SPACE SIZE |
|------------|------------------------|------------|
| 17-6045-61 | Available | 1,011 SF |
| 18-6045-62 | Springleaf Financial | 1,600 SF |
| 19-6045-64 | Rent-A-Center | 4,200 SF |
| 20-6045-66 | The Joint Chiropractic | 1,907 SF |
| 21-6045-72 | Available | 822 SF |
| 22-6045-74 | Yaki Bowl | 7,450 SF |
| 23-5985-1 | FedEx Office | 3,179 SF |
| 24-5985-5 | Little Caesars Pizza | 1,305 SF |
| 25-5985-7 | Japanese Express | 1,175 SF |
| 26-5985-19 | Kukuruku Chicken | 1,260 SF |
| 27-5985-15 | Shoe Carnival | 7,600 SF |
| 28-5985-25 | Jersey Mike's Subs | 1,600 SF |
| 29-5985-30 | GameStop | 1,600 SF |
| 30-5985-28 | GNC | 1,200 SF |
| 31-5985-31 | AT&T | 3,500 SF |
| 32-5995-1 | Kroger Fuel Station | 300 SF |



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