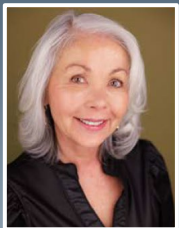


SPACE FOR LEASE



STAGE CENTER
6600 STAGE ROAD, BARTLETT, TN 38134



PATTY BULLOCK
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(901) 488-1008



JENNIFER STEWART
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(901) 652-3778

GILL
PROPERTIES



Located at the NEC of Stage and Kirby Whitten Rd.

Stage Center offers retailers a prime position at one of Bartlett's main retail intersections, with excellent visibility, major frontage on both Stage Road and Kirby Whitten Parkway, easy access to I-40, abundant parking, and established neighboring retailers that help drive consistent traffic to the center.



6600 Stage Road

The Highlights

EXCEPTIONAL LOCATION: Positioned at a major retail intersection in the Heart of Bartlett. This is a Proven Location in a well-known and active shopping area.

AMPLE PARKING: Visitors have convenient storefront parking | Total of 719 Surface Spaces

MONUMENT SIGNAGE: There are multiple monument signage available to bring business awareness.

STRONG, LONG-TERM CO-TENANCY: Dollar General, ATC Fitness, CVS, Five Guys, Great Clips, O'Reilly's and more

AVAILABLE SUITES

Suite 1	5,870 SF	Restaurant
Suite 3	1,320 SF	
Suite 6	3,200 SF	
Suite 13	2,500 SF	
Suite 16A	21,730 SF	Shell Space

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	9,585	72,218	158,152
Households	5,538	36,963	70,251
HH Income	\$71,405	\$77,186	\$79,729

TRAFFIC

Stage Road	39,480+
Kirby Whitten Road	28,648+

FOR MORE INFORMATION:

Patty Bullock

901.488.1008 | patty@gillprop.com

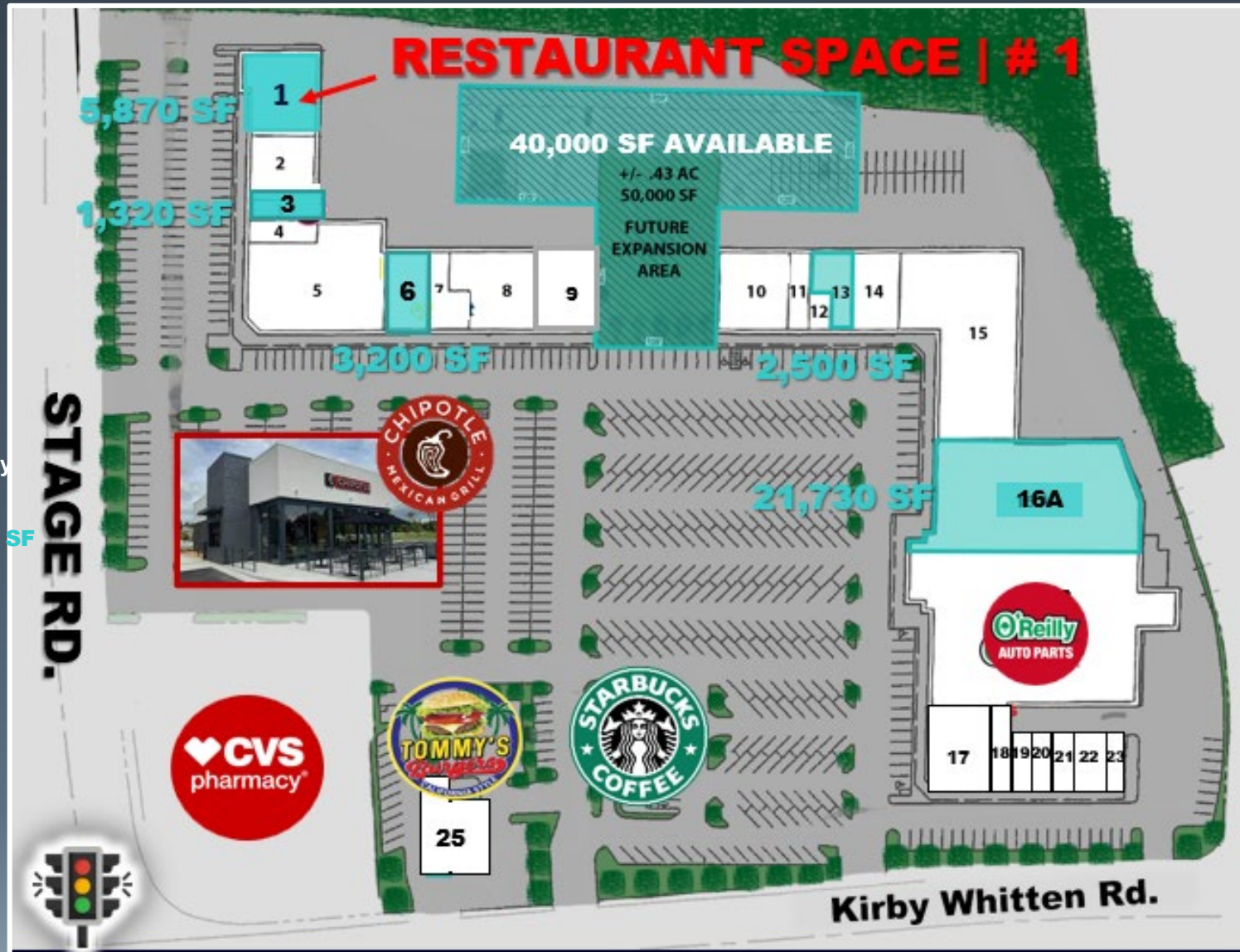
Jennifer Stewart

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Tenants

1. AVAILABLE 5,870 SF
2. Los Cabos
3. AVAILABLE 1,320 SF
4. Small Cakes
5. Dollar General
6. AVAILABLE 3,200 SF
7. Palm Beach Tan
8. Ocean Blue
9. McAlister's Deli
10. CiCi's Pizza
11. H&R Block
12. Cricket Wireless
13. AVAILABLE | 2,500 SF
14. Memphis Physical Therapy
15. ATC Fitness
- 16 A. AVAILABLE | 21,730 SF
- 16 B. O'Reilly's
17. Five Guys
18. Great Clips
19. Verizon Wireless
20. State Farm
21. Eastern Foot Massage
22. Dance's Wine & Spirits
23. TN Nails
24. Starbucks
25. Tommy Burger
26. CVS
27. Chipotle



Stage Center Layout



STAGE CENTRE

NWC STAGE RD & KIRBY WHITTEN RD.
BARTLETT, TN 38133

INTERSECTION: 39,500+ VPD

Stage Rd.

Kirby Whitten Rd.

GILL
PROPERTIES

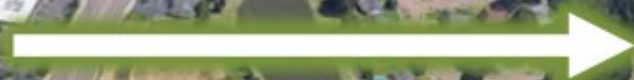
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BRAND NEW UNION DEPOT +2,000 RESIDENTS



STAGE CENTER

KIRBY WHITTEN ROAD



KIRBY WHITTEN ROAD

STAGE ROAD

SUMMER AVENUE



Bartlett

T E N N E S S E E

HOMETOWN PROUD

