

# STAGE CENTRE

6600 Stage Road | Bartlett, TN 38134 | NWC Corner of Stage and Kirby Whitten Rd.

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# PROPERTY HIGHLIGHTS

140,125 SF Shopping Center

**EXCEPTIONAL LOCATION:** Located at the corner of Stage & Kirby Whitten > Bartlett's Strongest Retail Market

**HIGH VISIBILITY:** 870 SF fronting Stage Rd. & 800 SF fronting Kirby Whitten Rd.

**AMPLE PARKING:** 719 Surface Spaces

**MARKET PRESENCE:** Monument Signage Available

**STRONG, LONG-TERM CO-TENANCY:**  
Dollar General, CVS, ATC Fitness, and O'Reilly's

## AVAILABLE

#4 | 1,340 SF

#13 | 2,500 SF

#16A | 21,730 SF

#28 | FUTURE EXPANSION +/- 40K SF

## DEMOGRAPHICS

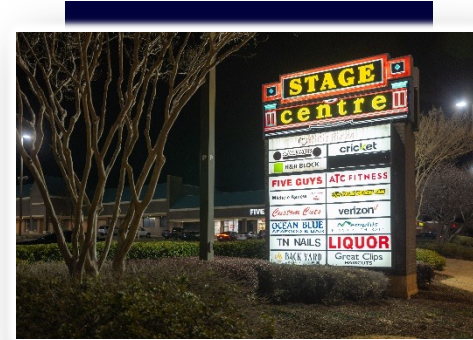
	<u>1 MI</u>	<u>3 MI</u>	<u>5 MI</u>
<b>Population 2023</b>	9,585	72,218	158,152
<b>Ave. HH Income</b>	\$71,405	\$77,186	\$79,728
<b>Households</b>	3,639	27,370	59,946

## DAILY TRAFFIC EXPOSURE



Stage Rd: 39,500+

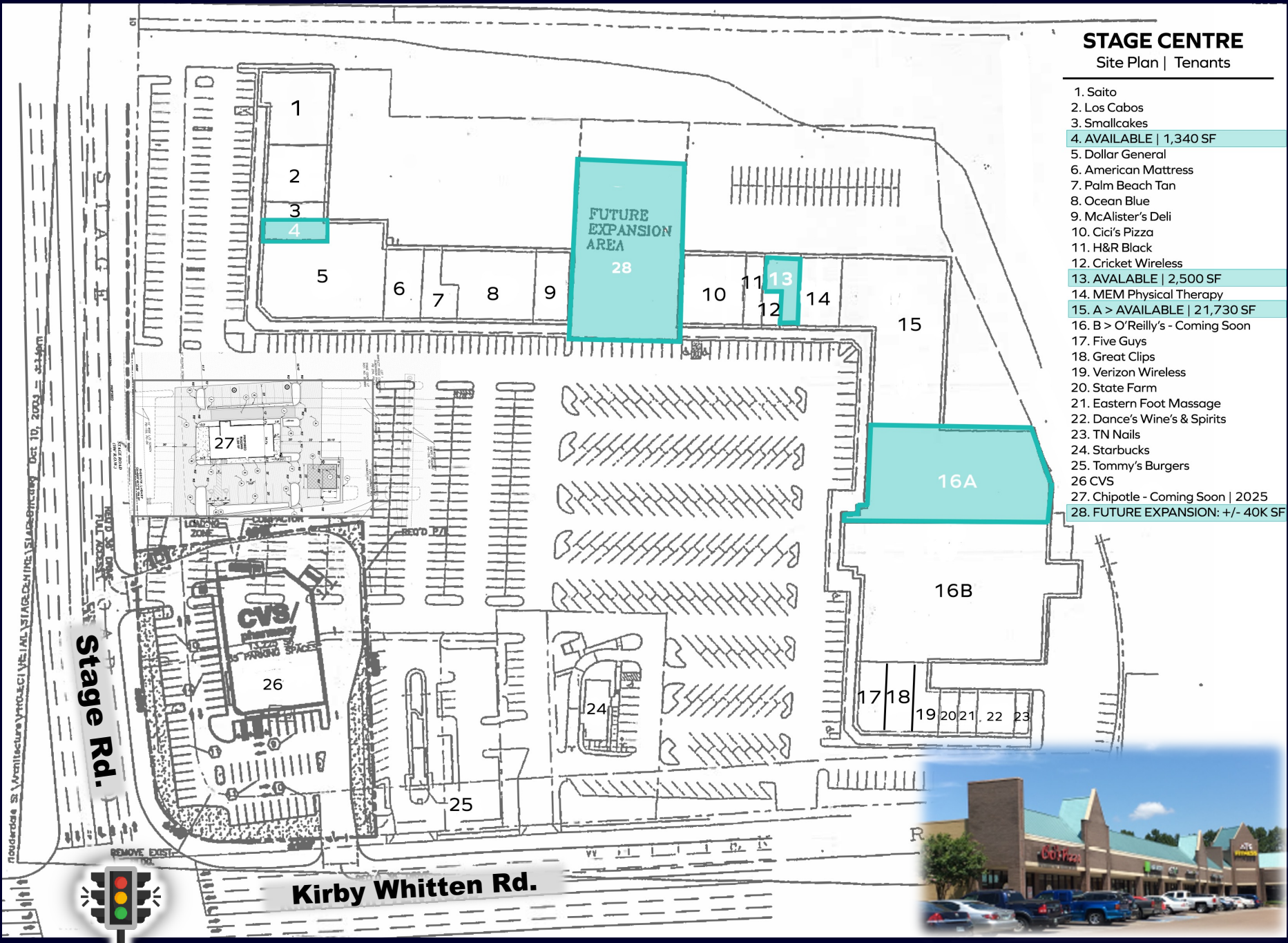
Kirby Whitten: 25,390+



# STAGE CENTRE

Site Plan | Tenants

- 1. Saito
- 2. Los Cabos
- 3. Smallcakes
- 4. AVAILABLE | 1,340 SF
- 5. Dollar General
- 6. American Mattress
- 7. Palm Beach Tan
- 8. Ocean Blue
- 9. McAlister's Deli
- 10. Cici's Pizza
- 11. H&R Black
- 12. Cricket Wireless
- 13. AVAILABLE | 2,500 SF
- 14. MEM Physical Therapy
- 15. A > AVAILABLE | 21,730 SF
- 16. B > O'Reilly's - Coming Soon
- 17. Five Guys
- 18. Great Clips
- 19. Verizon Wireless
- 20. State Farm
- 21. Eastern Foot Massage
- 22. Dance's Wine's & Spirits
- 23. TN Nails
- 24. Starbucks
- 25. Tommy's Burgers
- 26. CVS
- 27. Chipotle - Coming Soon | 2025
- 28. FUTURE EXPANSION: +/- 40K SF



roadside S. Vermiculture Vtto-ECI VRE AL STAGE CH HPL STAGE OFFICING Dec 10, 2003 - 03:46pm

Stage Rd.

Kirby Whitten Rd.



# STAGE CENTRE

6600 Stage Rd.  
Bartlett, TN 38134

\*JR. ANCHOR AVAILABLE\*

AMPLE PARKING

MULTIPLE SIGNAGE  
OPPORTUNITIES

STRONG, LONG-TERM  
CO-TENANCY

**AVAILABLE**



**O'Reilly  
AUTO PARTS**

*Coming Soon*

**21,730 SF**





**Bartlett**  
T E N N E S S E E  
BIG CITY OPPORTUNITY. HOMETOWN PRIDE.



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