



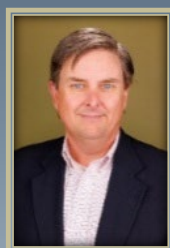
AVAILABLE SUB-LEASE

6989 Stage Rd. | Bartlett, Tennessee 38133

5,270 SF | Freestanding Retail Building

GILL
PROPERTIES

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



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PROPERTY FEATURES



6989 Stage Road
Bartlett, TN 38133



Freestanding
5,270 SF | .36 AC



Pylon Signage



20 Surface Spaces



Zoned: CMU-2



High Traffic Area &
Great Area
Demographics



\$12 PSF Sublease Expires: 12/2026

*Option to Purchase or Re-lease at Sublease Expiration *Rent Ask is Below Market



TRADE AREA: Memphis, TN-MS-AR

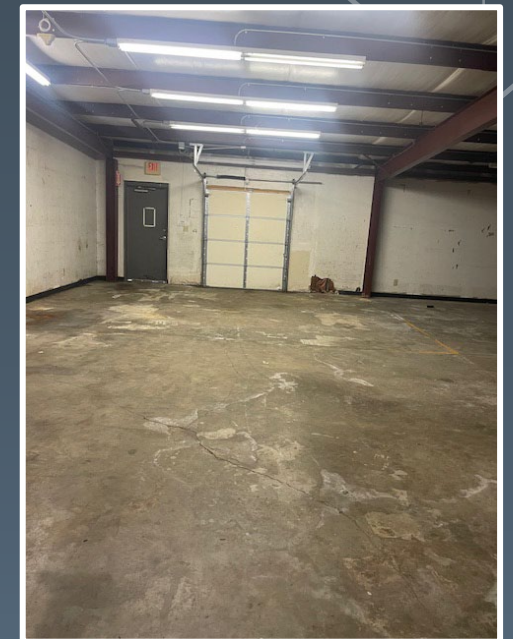
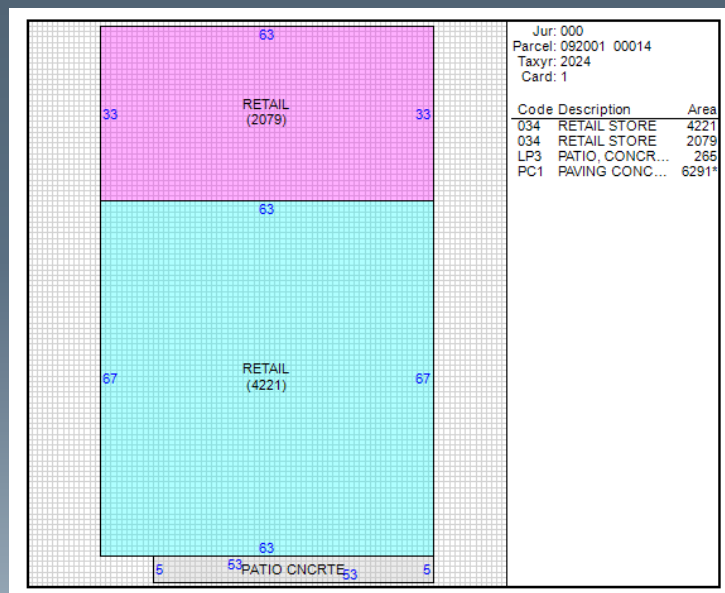
Stage Rd functions as Bartlett's **Main Commercial route.**

Traffic & Access

- Excellent access to **I-40**, capturing both **local shoppers and regional commuters.**
- Strong weekday traffic with significant school, residential, and workplace movement.

Building is strategically positioned along Bartlett's primary commercial corridor, just down from the **78-acre Union Depot mixed-use development** at 6896 Highway 70.

Union Depot will deliver **55 flats, 70 townhomes, 166 single-family homes, and 337 apartment lofts**, creating a built-in customer base with **9,669 residents within 1 mile, 73,042 within 3 miles, and 159,856 within 5 miles** of the site.



AREA HIGHLIGHTS

Demographics



Population

1 Mile

8,050

3 Miles

64,154

5 Miles

152,845



Households

2,921

25,260

59,041



Household Inc

\$70,707

\$80,478

\$86,671

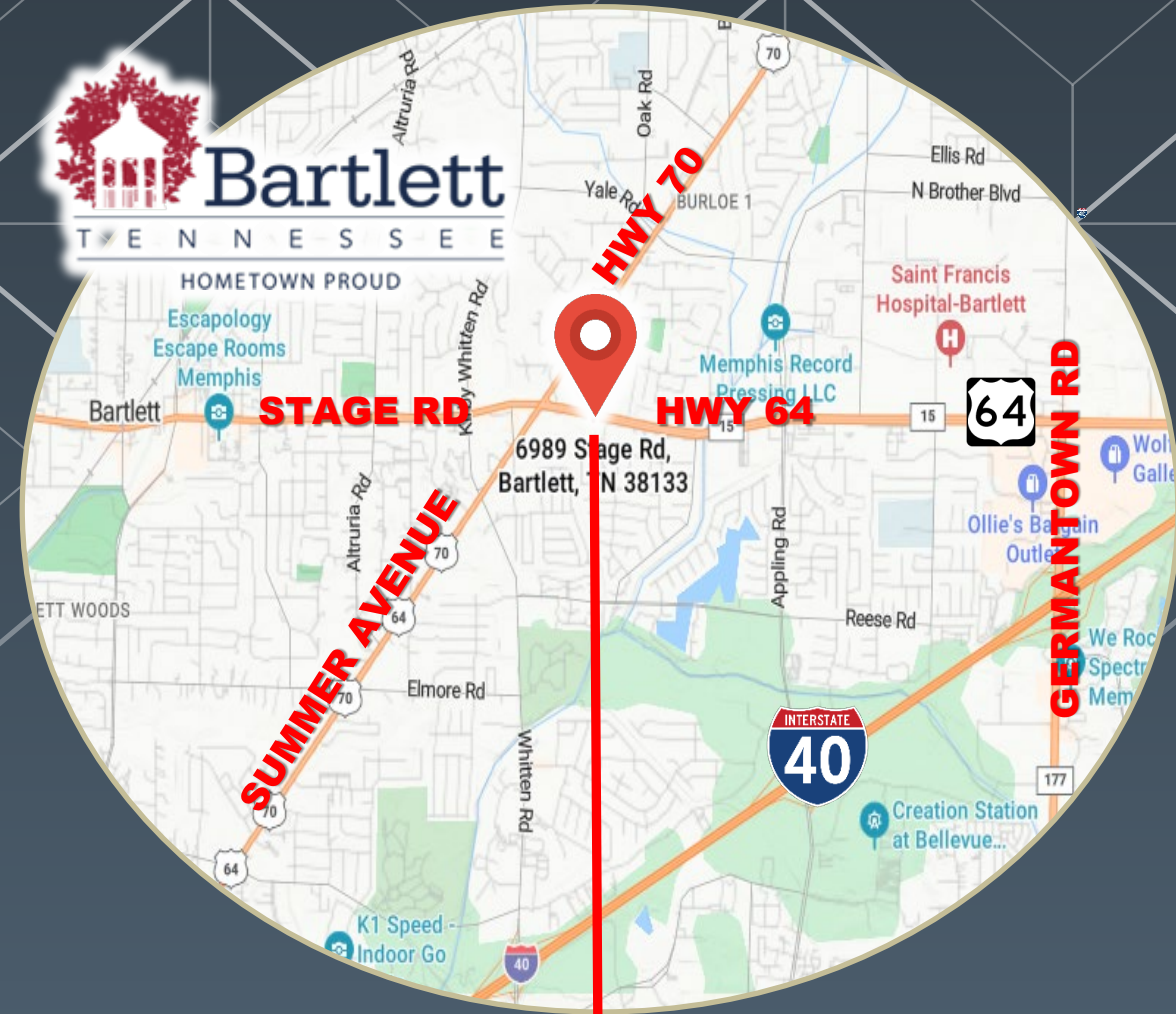
Traffic Counts

STAGE ROAD 28,862+

SUMMER AVENUE 19,546+

BROTHER BLVD 16,773+

STAGE/GERMANTOWN 45,116+



GILL
PROPERTIES

For more information:

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6989 STAGE ROAD
68' Stage Rd Frontage

FLOOR PLAN

Building Highlights

- Freestanding
- 5,270 SF
- Rolling Dock Door
- 68' Stage Rd Frontage
- 15,795 SF Lot

