



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
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PROPERTY FEATURES



6989 Stage Road
Bartlett, TN 38133



20 Surface Spaces



\$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.



Freestanding
5,270 SF | .36 AC



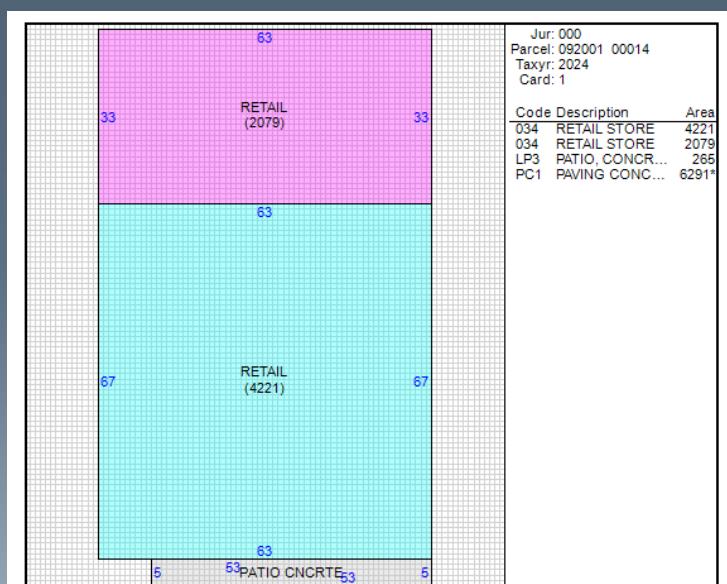
Zoned: CMU-2



Pylon Signage



High Traffic Area & Great Area Demographics



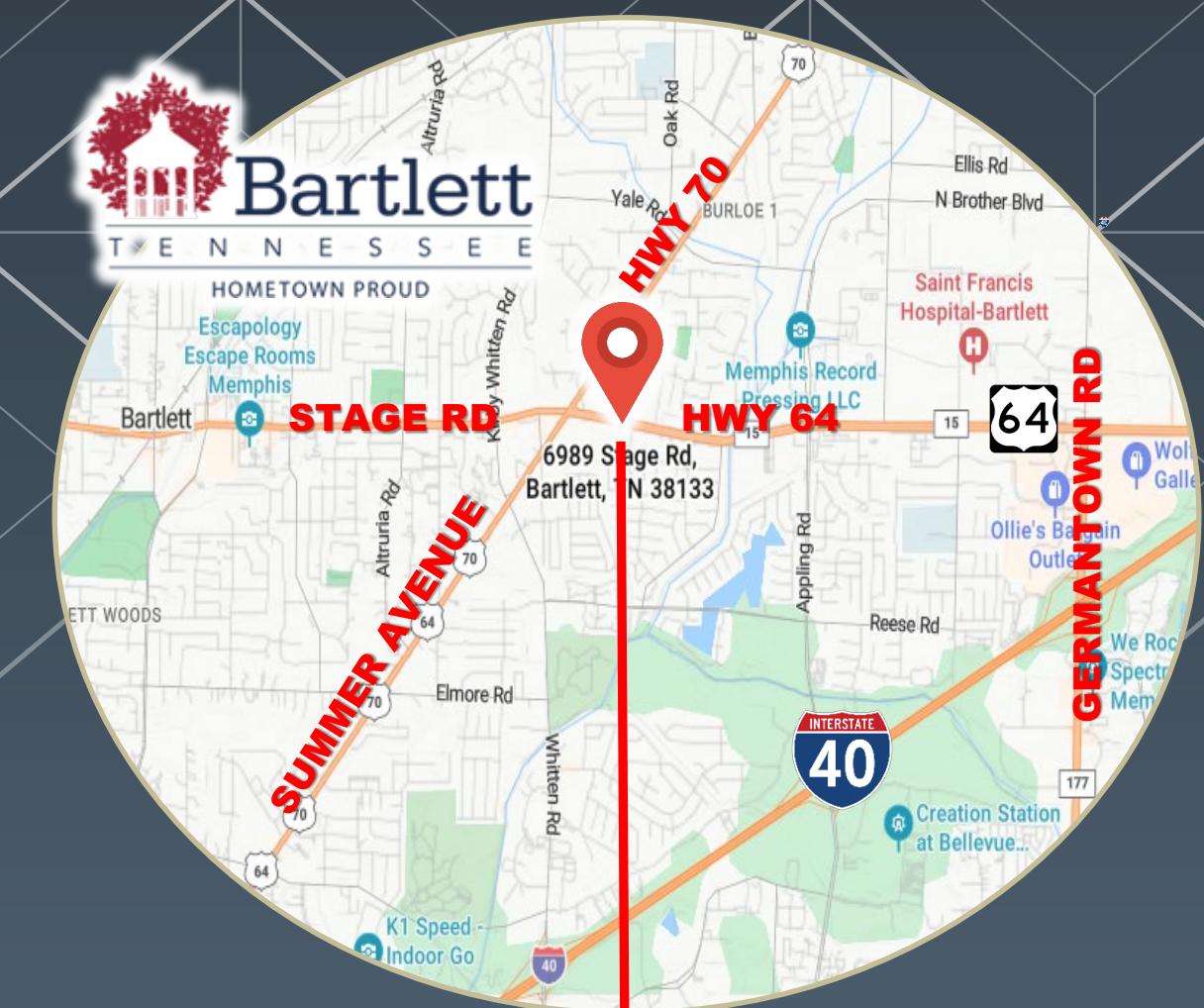
AREA HIGHLIGHTS

Demographics



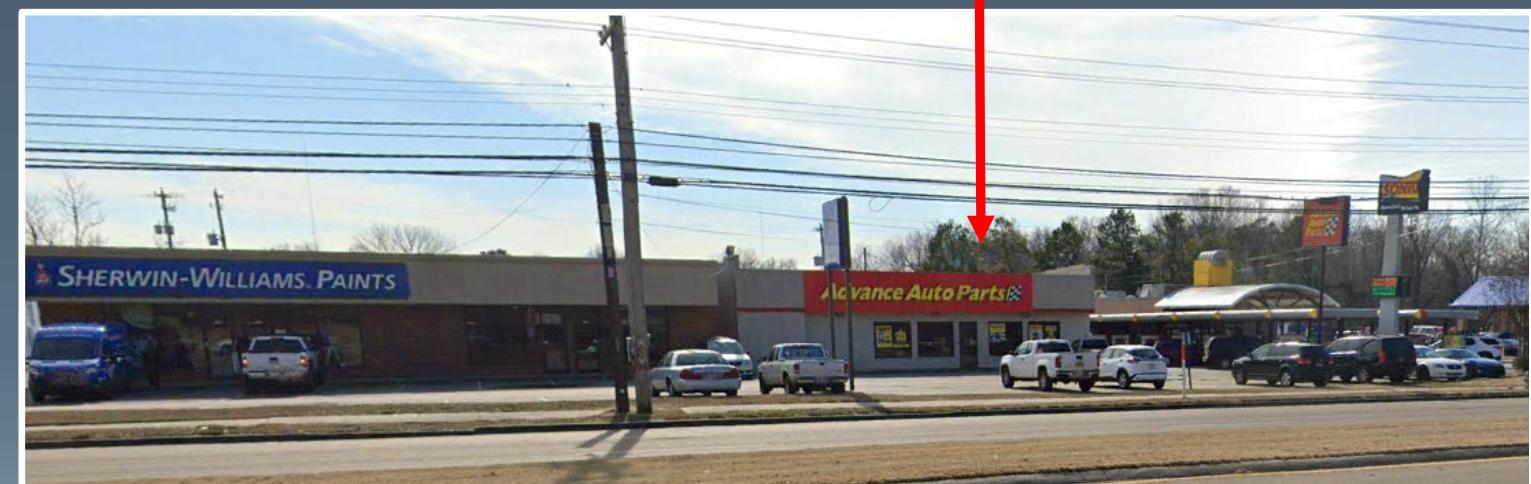
1 Mile 3 Miles 5 Miles

	1 Mile	3 Miles	5 Miles
Population	8,050	64,154	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+



FLOOR PLAN

Building Highlights

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

