

SHOPPES OF BARTLETT

2942 KIRBY WHITTEN PKWY, BARTLETT, TN 38134



About The Property

- Rare vacancy in successful Kroger anchored center. Second generation restaurant endcap with adjacent .71 acre outparcel. Possible drive thru, patio or building expansion!
- Join Kroger, Jackson Hewitt, Burger King, Taco Bell and area retailers Hollywood Theater, AutoZone and CVS

**SUITE NEXT TO KROGER AVAILABLE
FOR LEASE**

Ashley Utley Walker

Senior Associate Broker
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ashley.walker@cbre.com

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Property Description

- Total Acreage**
1.42 Acres
- Sale Price(s)**
Contact Broker for Pricing on Lots and Lease Space
- Zoning**
Commercial

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Center Details

UNIT	TENANT	SQ. FT.
5	Kroger	69,494
4	Jackson Hewitt	1,800
3	Nail Spa	1,800
2	Pop's Comfort Kitchen	4,800
I	AVAILABLE – Former Southern Breakfast Kitchen	3,543
OP2	AVAILABLE	±0.71 AC
OP3	AVAILABLE	±0.71 AC

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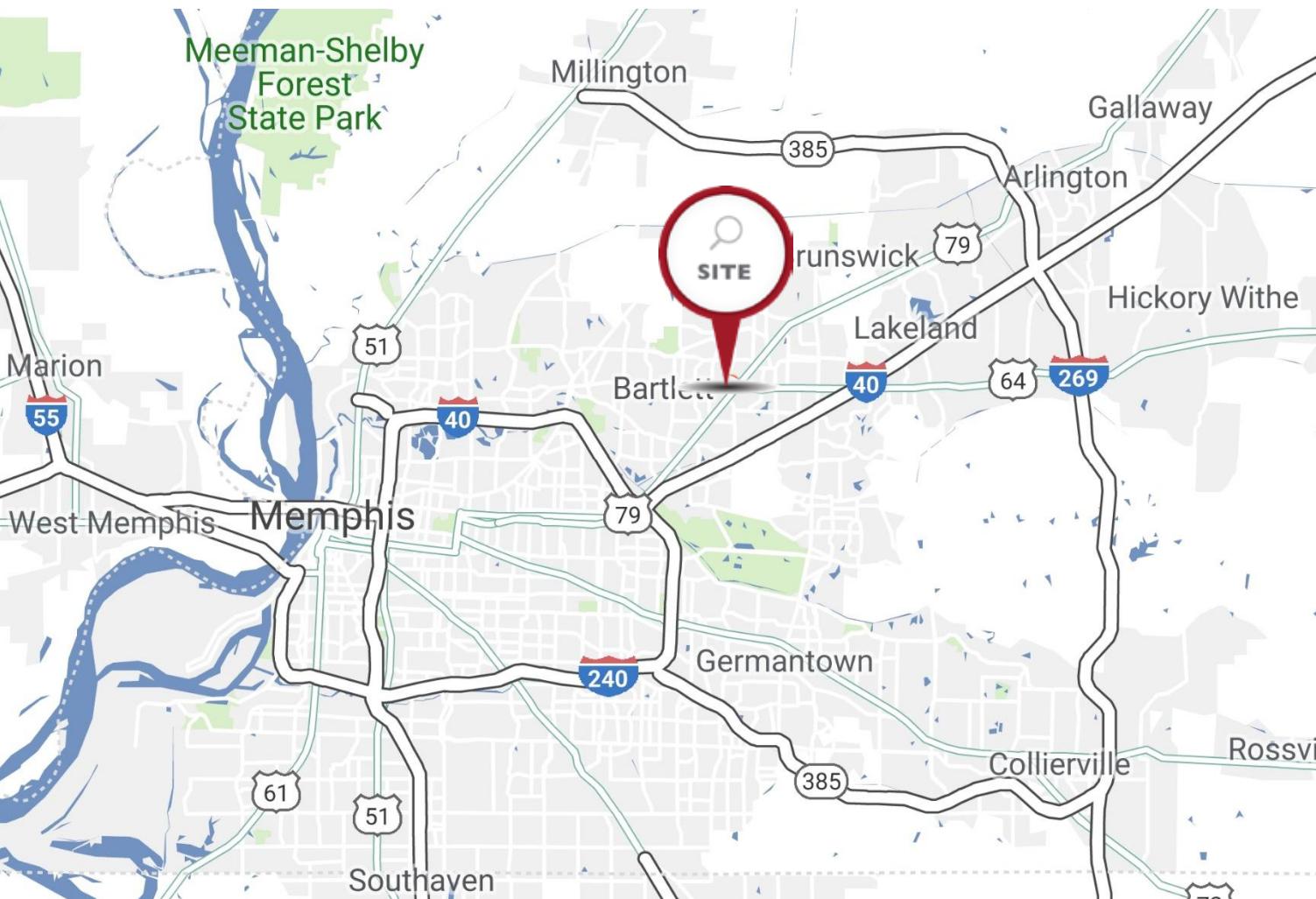
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2025 Demographics

POPULATION

1 Mile	3 Miles	5 Miles
9,405	70,476	166,474

MEDIAN AGE

1 Mile	3 Miles	5 Miles
39.5	37.7	36.5

AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$87,363	\$94,350	\$97,321

Traffic Counts

Kirby Whitten – 19,430 VPD
Stage Road – 26,856 VPD

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