

# UNION DEPOT

Highway 70 & Stage Rd., Bartlett, Tennessee

**Retail | Office | Outparcels Available**

## STATION LOFTS

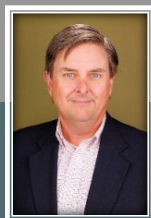
GROUND FLOOR RETAIL & OFFICE SPACE



**CONSTRUCTION BEGINS DECEMBER 2025**

**GILL**  
PROPERTIES

6815 Poplar Ave., Suite 110  
Germantown, TN 38138  
901.758.1100



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# PROPERTY HIGHLIGHTS

**2,000+**  
New Bartlett  
Residents



## RESIDENTIAL

- "EXCITING" NEW MIXED-USE DEVELOPMENT IN THE HEART OF BARTLETT ON 78 ACRES
- LOCATED STEPS from the Corner of Stage Rd & Highway 70
- 337 Apartment Units \*116 Units Presently Leased or Occupied
- 70 Townhomes | 80 Apartment Lofts | 150 Single Family Homes



## COMMERCIAL

- **THREE OUTPARCELS FOR SALE**  
Fronting Hwy 70 | 1 AC – 2.63 AC  
| \$14-\$16 PSF
- **MULTIPLE RETAIL/OFFICE SUITES FOR LEASE** | Ground-Level
- **LEASE TERMS**  
\$35+/- PSF | NNN EST \$8.00 | 2% ANNUAL INCREASES



# FOR SALE | GROUND LEASING

## Premium Outparcels Available

The  
Westerly

KIRBY WHITTEN RD 25,385+ VPD

Union  
Depot  
Subdivision

Station  
Lofts

The Town  
at Union  
Depot

#1/2.63 AC

#2/2.55 AC

#3/1AC

HIGHWAY 70 19,900+ VPD

 Banks |  QSRs |  Retail |  Medical

- ✓ Highway frontage
- ✓ Utilities in place
- ✓ \$14 - \$16 PSF

### TRAFFIC VPD

STAGE RD 44,679+

HIGHWAY 70 19,900+

KIRBY WHITTEN RD 25,385+



# STATION LOFTS

14'-0" Clg.  
Commercial Bay 8  
65'-0" x 26'-8" **1,583 SF**

14'-0" Clg.  
Commercial Bay 7  
65'-0" x 26'-8"

14'-0" Clg.  
Commercial Bay 6  
65'-0" x 20'-0"

**LEASED**



14'-0" Clg.  
Commercial Bay 4  
**995 SF**

14'-0" Clg.  
Commercial Bay 3  
65'-0" x 20'-0" **1,300 SF**

14'-0" Clg.  
Commercial Bay 2  
65'-0" x 20'-0" **1,300 SF**

14'-0" Clg.  
Commercial Bay 1  
65'-0" x 20'-0" **1,300 SF**

## BAYS FOR LEASE

GROUND FLOOR RETAIL/OFFICE SPACE

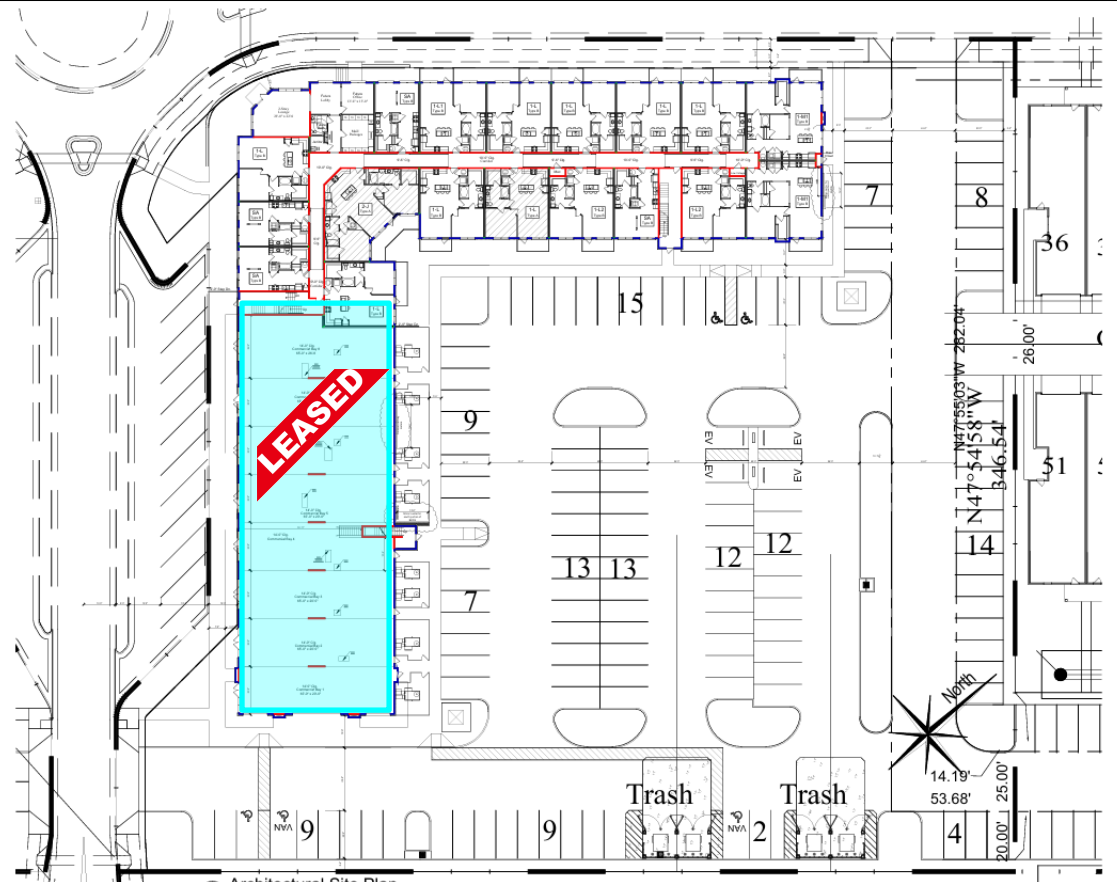
\$35 +/- PSF +NNN



**148 Spaces**



**75 Units**



1 Architectural Site Plan  
Scale: 1/8" = 1'-0"

Station Lofts at  
Union Depot  
Bartlett, TN

Union Depot, LLC  
177 Crescent Drive  
Columbia, Tennessee

A001



## Mission, Vision & Values

**Our Mission:** Build quality homes that exceed customer's expectations.

**Our Vision:** Serve our community's housing needs in a manner that honors Christ.

**Our Core Values:** Diligently pursue excellence; passionately serve; continually express gratitude.



## DEMOGRAPHICS

	2024	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION		8,359	61,914	163,958
HOUSEHOLDS		3,068	24,179	57,310
HH INCOME		\$73,464	\$81,470	\$86,260

## UNION DEPOT

NEW MIXED-USE DEVELOPMENT  
By Developer: Grant & Co.

## UNION DEPOT

### 1<sup>ST</sup> ADDITION

Bartlett's landscape will be  
changing again....

*Stay Tuned!*



# AERIAL RETAIL



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