

DRIVE THRU BANK BRANCH FOR SALE OR LEASE

8398 US HIGHWAY 64

BARTLETT, TN



LOCATION	Located on the North side of U.S. Highway 64, Stage Rd, on an outparcel of the Walmart Super Center & Sam's, across from the 1.14 million sf Wolfchase Galleria Mall anchored by Dillard's, JCPenney & Macy's. Other area businesses include Target, Best Buy, Hobby Lobby, Guitar Center, LOWE'S, Firebird's, Slim Chickens, Olive Garden, Red Lobster, Chick-fil-A, Whataburger, Raising Canes and St. Francis Hospital – 196 beds		
BLDG & SITE AREA	4,732 +/- sf Drive-Thru bank with monument sign on 1.02 acres with 21 parks.		
ZONING	C-H, Highway Business District		
LEASE PRICE:	\$32 per square foot		
SALES PRICE:	\$2,300,000.00		
TRAFFIC COUNT	Highway 64, between Germantown Pkwy & Brunswick	29,218	
	Germantown Pkwy between Hwy 64 & I-40	30,448	



Demographics	1-Mile	3-Mile	5-Mile
Population	2,802	56,190	141,229
Avg HH Income	\$98,963	\$93,768	\$94,389
Households	1,176	21,437	54,551

