

2936 Kirby Whitten Rd Bartlett, TN 38134

High Traffic freestanding Restaurant, Next Door to Chick-Fil-A, Corporate Retail Galore in Bartlett's Best Retail Corridor!



Wilson W. McCloy

Crye-Leike Commercial 6525 Quail Hollow Rd, Ste 401 Memphis, TN 38120

Located in the midst of densely populated residential neighborhoods on THE key, heavily trafficked intersection in the City of Bartlett. Next Door to Chick-Fil-A and Burger King with Starbucks right across the street. A beautiful, unique building in a booming retail trade area.

Recent Total Population

1 Mile: 23,900 - 3 Mile: 120,000 - 5 Mile: 229,000

Recent Household Income: Median

1 Mile: \$66.9k 3 Mile: \$70.3k 5 Mile: \$70.6k

Traffic Counts

Kirby Whitten Rd - 28,389 AADT

Stage Rd - 29,500 AADT

TELEPHONE

Office: 901.758.5670 Cell: 901.481.5045

EMAIL

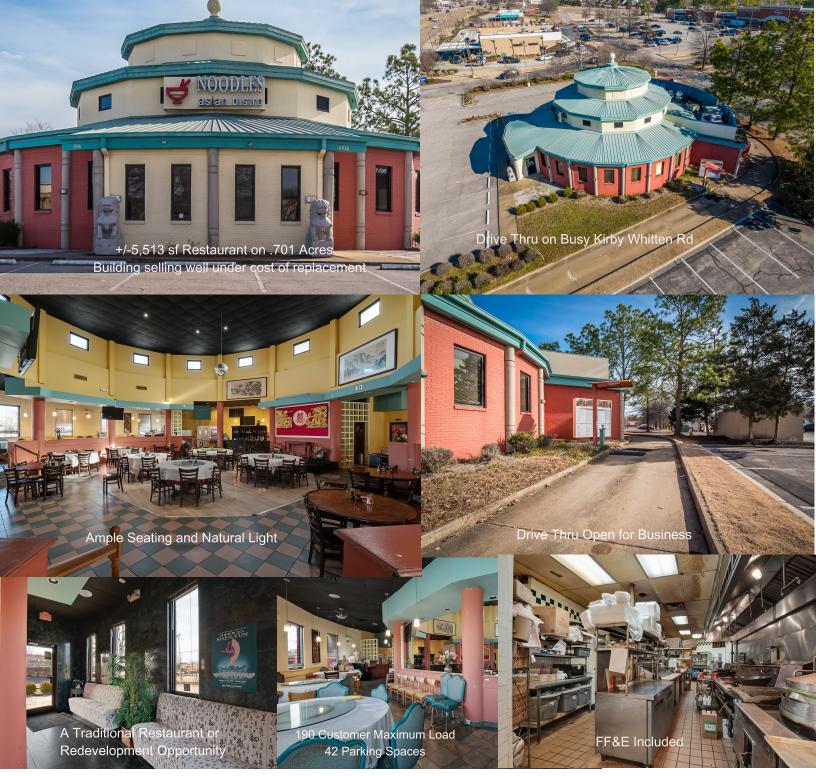
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Features

- A-Level Corporate Trade Area
- Just off Lighted Intersection
- Next Door to Chick-Fil-A & Burger King
- · Kroger Outparcel
- +/- 170' of Frontage on Busy Kirby Whitten
- +/- .701 Acre Lot w 41 Parking Spaces
- Around Corner from new Union Depot Development

WEBSITE www.crye-leike.com/commercial

TWITTER @wilsonmccloy



A lovely, unique property offering excellent visibility and ideal exposure. Verifiable-strong Traffic, Long-term Feasibility. Corporate Neighbors have done their Site-Selection & Demographic Homework! Bartlett is a thriving Community!



Exclusively Offered by Crye-Leike Commercial 6525 N Quail Hollow Rd, Ste. 401 Memphis, Tennessee 38120