

CRYE-LEIKE[®] COMMERCIAL

FOR SALE

Available at \$1,595,000

SUBJECT PROPERTY



**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
wilson.mccloy@crye-leike.com

WEBSITE
www.crye-leike.com/commercial

TWITTER
@wilsonmccloy

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 Rd
- +/- .701 Acre Lot w 41 Parking Spaces
- Around Corner from new Union Depot Development



+/-5,513 sf Restaurant on .701 Acres
Building selling well under cost of replacement



Drive Thru on Busy Kirby Whitten Rd



Ample Seating and Natural Light



Drive Thru Open for Business



A Traditional Restaurant or
Redevelopment Opportunity



190 Customer Maximum Load
42 Parking Spaces



FF&E Included

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!



Memphis | Nashville | Little Rock | Chattanooga | Atlanta

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

To View the Interior Contact - Wilson W. McCloy at 901.481.5045 or wilson.mccloy@crye-leike.com