



6551 STAGE OAKS

BARTLETT, TN | 6,200 +/- Sq Ft | \$649,000

This 2-story office building offers a prime opportunity for businesses seeking a strategic location in Bartlett, TN. This 6,200 sq ft office building sits near the corner of Stage Road with frontage on Charles Bryan Road, and is located near several shopping centers and large retailers including Starbucks, Kroger, and Chick-Fil-A. The property provides easy access to the building with ample parking spaces, and is in close proximity to reputable schools, making it an attractive location for businesses catering to families. The building is fully leased with two long term tenants in place providing immediate cash flow, making this an excellent investment opportunity.

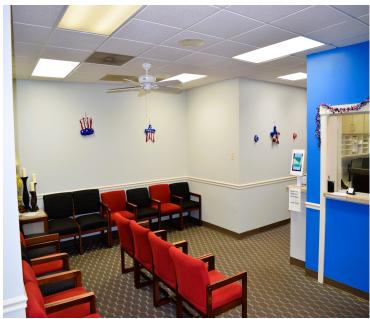
PROPERTY FEATURES:

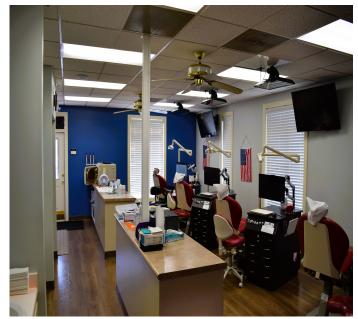
- Versatile 2-Story Office and Medical Building: Accommodates a range of professional and medical uses.
- Excellent Accessibility: Located approximate to Highway 70 and Interstate 40, providing easy access and convenience.
- Strategic Position: Situated in the Dental/Orthodontic District in Bartlett, ideal for medical and dental practices.
- Close to Amenities: Located near the intersection of Stage and Kirby Whitten, with proximity to retail shops, popular restaurants, and good schools.
- Fully Occupied: 100% occupancy with long-term tenants already in place, providing steady income and stability.

- ❖ Total Sq Ft 6,200 +/-
- Year Built 1988
- Building Type Office/Medical
- ❖ Building Class B
- Building Height 2
- Price Per Sq Ft \$104

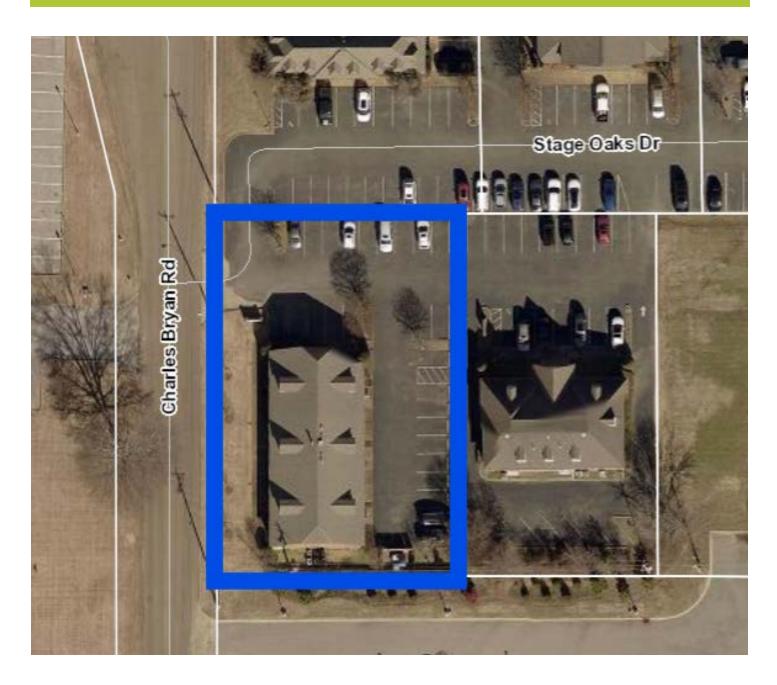
6551 STAGE OAKS DRIVE







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Property boundaries are estimated and should be confirmed by legal description or by a licensed surveyor

