



**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

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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



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](mailto:wilson.mccloy@crye-leike.com)