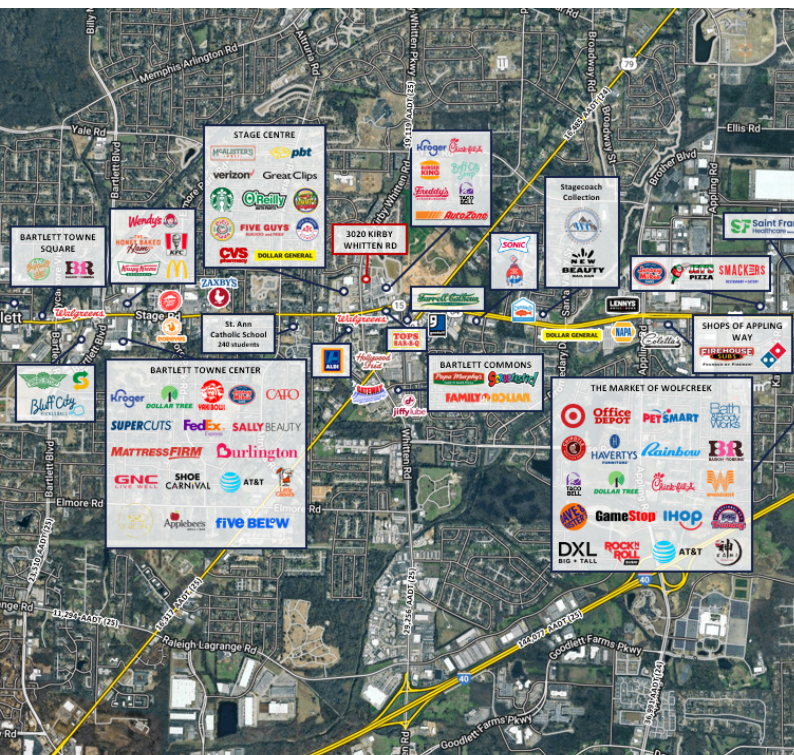


3020 KIRBY WHITTEN RD

BARTLETT, TN 38134



PROPERTY DESCRIPTION

3,540 SF Former Regions Bank with Existing Multi-Lane Drive-Thru on Kirby Whitten Rd

PROPERTY HIGHLIGHTS

- Stand alone building with three existing multi-lane drive-thru, suitable for quick service, pharmacy, financial services, or other drive-thru concepts.
- 3,540 SF building situated on a 0.94 acre outparcel with excellent visibility and access
- Area Retailers include: Kroger, Chick-Fil-A, Chipotle, AutoZone, O'Riley's, Walgreens, Starbucks
- Traffic Counts: Kirby Whitten Rd (19,119 AADT) Stage Rd (28,208 AADT)

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,643	12,436	26,207
Total Population	10,090	33,394	68,588
Average HH Income	\$86,670	\$94,127	\$89,371

DUSTIN JONES

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CARSON KANE

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SUITE	TENANT NAME	SPACE SIZE
3020 Kirby Whitten Rd	Available	3,540 SF

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