

**6490 MEMPHIS ARLINGTON ROAD**

**BARTLETT, TN 38135**



**PROPERTY DESCRIPTION**

17,600 SF highly visible neighborhood center on Memphis Arlington Road in Bartlett

**PROPERTY HIGHLIGHTS**

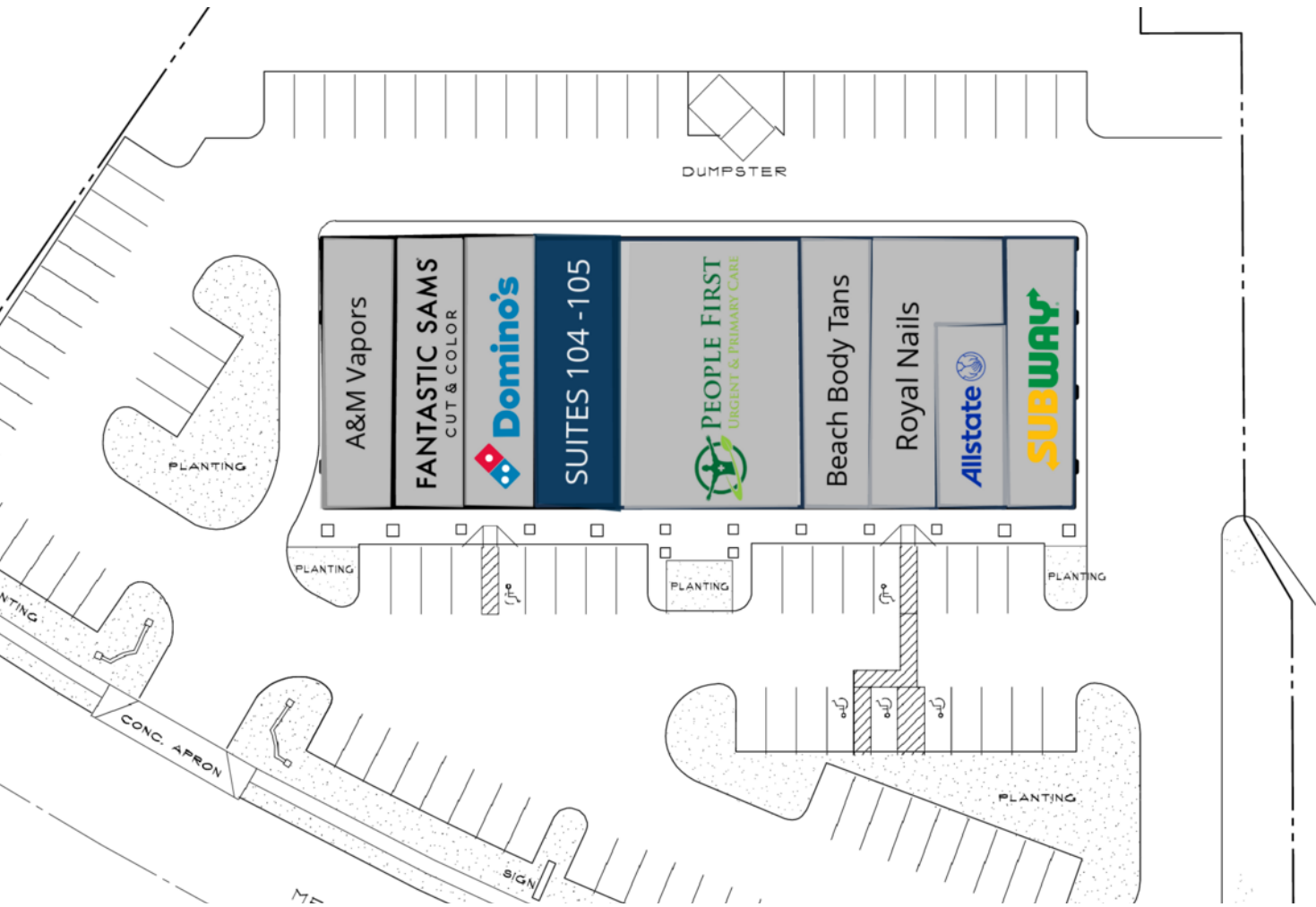
- 2,400 SF 2nd Gen Restaurant Space Available
- Join national tenants like Domino's, Fantastic Sam's, Subway, and more
- Excess of parking
- Area retailers: Domino's, Fantastic Sam's, Five Guys, Starbucks, McAlister's Deli, Cicis Pizza, Burger King, Chick-Fil-A, Taco Bell, Sonic, Lennys Grill and Subs, El Mezcal, Firehouse Subs, Baby Jacks BBQ, Popeyes, Applebee's Grill + Bar, Krispy Kreme, KFC, Dollar General, Kroger, Walmart Neighborhood Center, Walgreens, McDonald's, Sherwin-Williams Paints, CVS, H&R Block, Verizon, Petco, and many more
- Traffic Counts: Memphis Arlington Road (5,681 AADT), St Elmo Road (8,715 AADT)

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	4,157	12,863	24,609
Total Population	10,323	34,079	66,647
Average HH Income	\$89,830	\$80,571	\$76,135

**REID LANIGAN**

901.545.5359

rlanigan@jonesaur.com



SUITE	TENANT NAME	SPACE SIZE
Suite 101	A&M Vapors	1,600 SF
Suite 102	Fantastic Sams Cut & Color	1,600 SF
Suite 103	Domino's	1,600 SF
Suites 104-105	Available	2,400 SF
Suites 106-107	People First Urgent & Primary Care	4,000 SF
Suite 108	Beach Body Tans	1,600 SF
Suite 109	Royal Nails	1,600 SF
Suite 110	Allstate Insurance	1,600 SF
Suite 111	Subway	1,600 SF

**REID LANIGAN**

901.545.5359

rlanigan@jonesaur.com