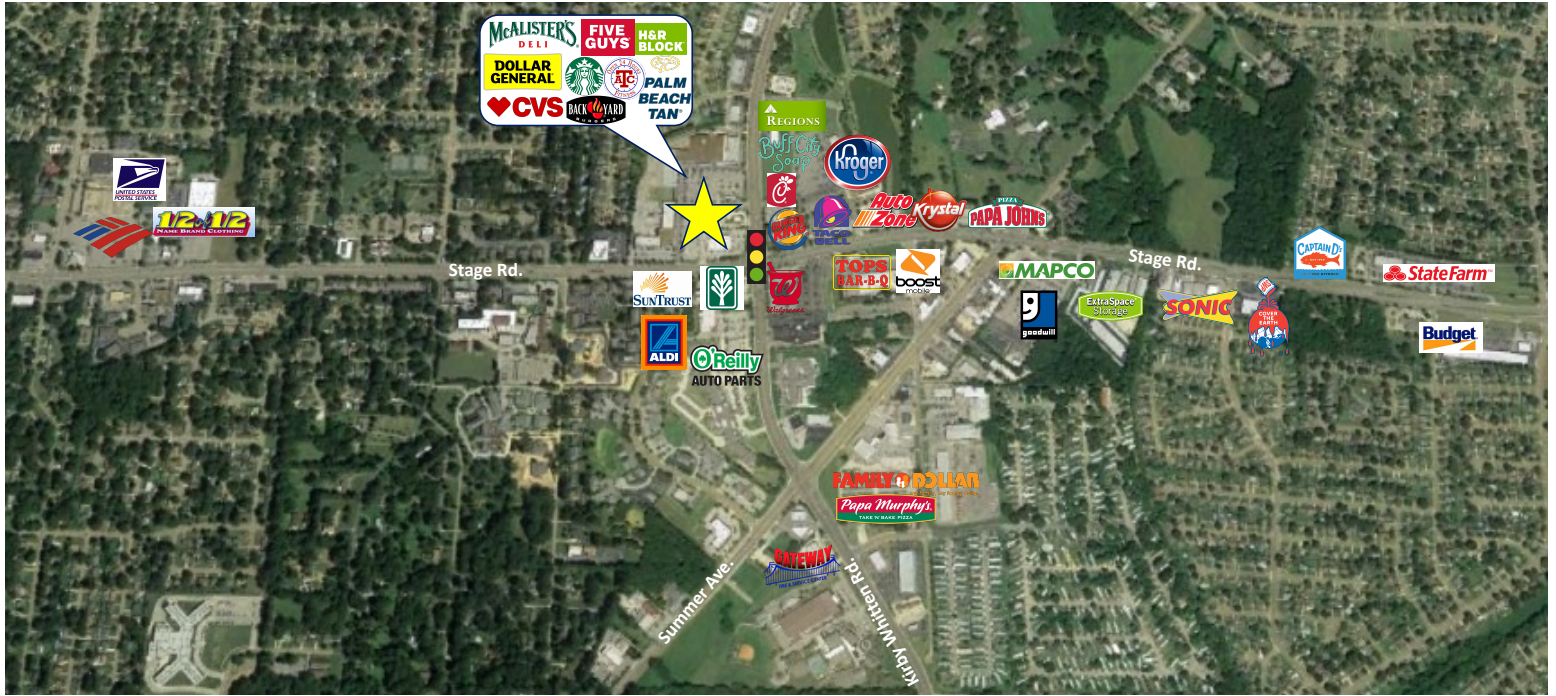


**FOR
LEASE**

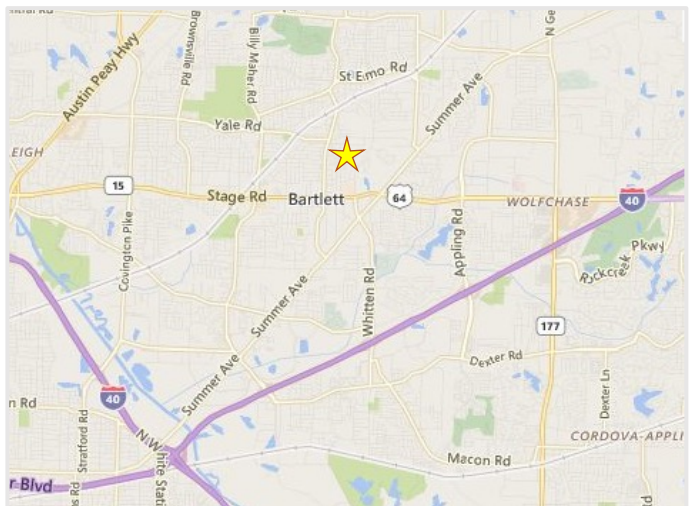
STAGE CENTRE

6600 Stage Rd. | Bartlett, TN 38134



PROPERTY HIGHLIGHTS:

- Located at the main retail intersection in Bartlett
- 142,011 SF shopping center
- NW corner of Stage Rd. and Kirby Whitten Rd. spread across 18 acres
- 719 free surface parking spaces available (Ratio 5.56/1,000 SF)
- 870 ft. of frontage on Stage Rd. and 800 sf. of frontage on Kirby Whitten Rd.
- TRAFFIC COUNTS: Stage Rd. 39,480 VPD
 Kirby Whitten Rd. 25,385 VPD



DEMOGRAPHICS			
2022	1-MILE	3-MILES	5-MILES
Population	10,098	74,859	163,440
Households	3,834	28,392	62,014
Avg. HH Income	\$68,519	\$76,522	\$79,361

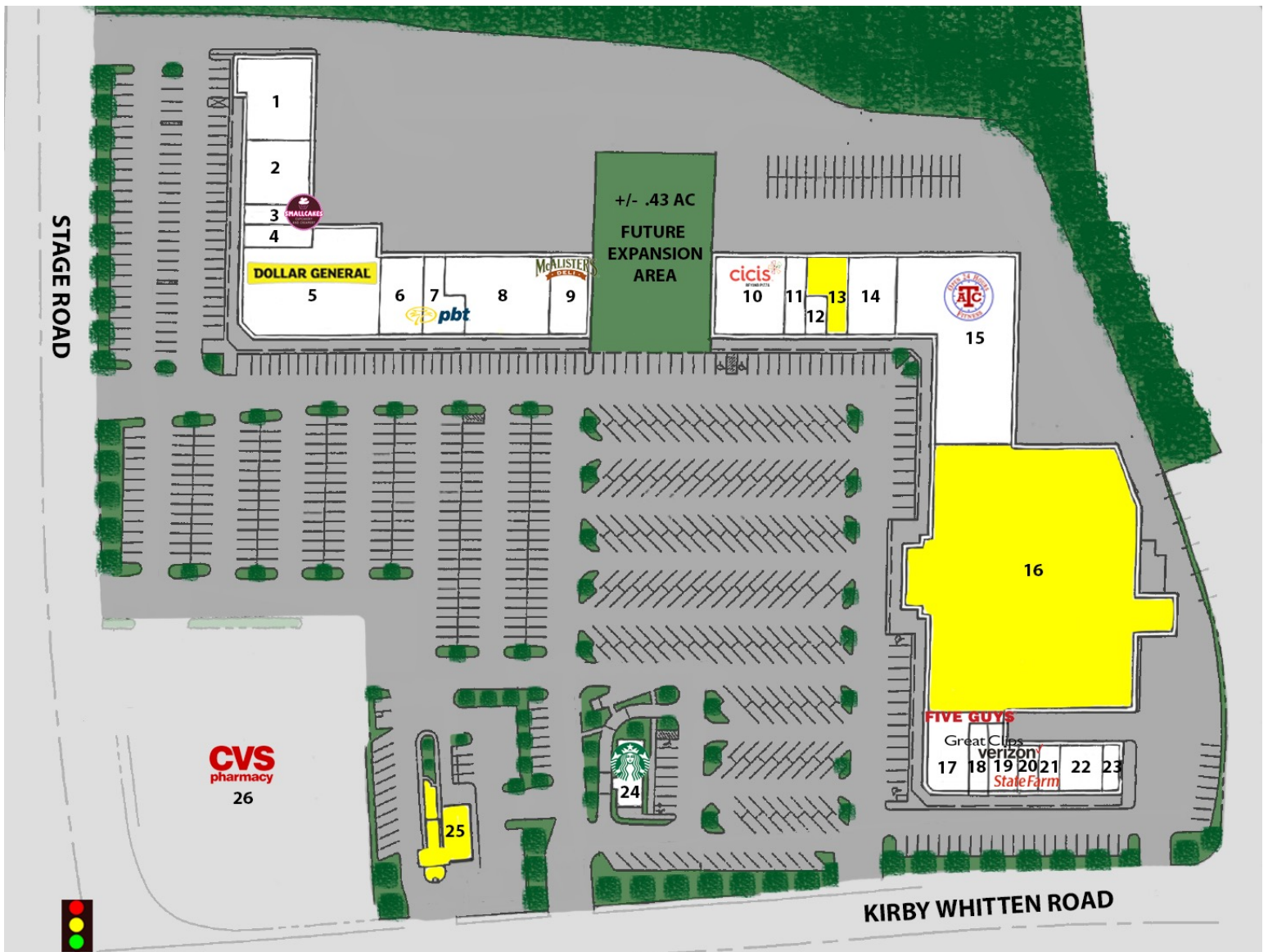
GILL
PROPERTIES

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STAGE CENTRE



- | | |
|------------------------------|-------------------------------|
| 1 Saito | 14 Memphis Physical Therapy |
| 2 Los Cabos | 15 ATC Fitness |
| 3 Smallcakes | 16 AVAILABLE 55,695 SF |
| 4 Lotus Alterations | 17 Five Guys |
| 5 Dollar General | 18 Great Clips |
| 6 American Mattress | 19 Verizon Wireless |
| 7 Palm Beach Tan | 20 State Farm |
| 8 Panda Buffet | 21 Eastern Foot Massage |
| 9 McAlister's Deli | 22 Dance's Wine & Spirits |
| 10 CiCi's Pizza | 23 TN Nails |
| 11 H&R Block | 24 Starbucks |
| 12 Cricket Wireless | 25 AVAILABLE 2,483 SF |
| 13 AVAILABLE 2,500 SF | 26 CVS |