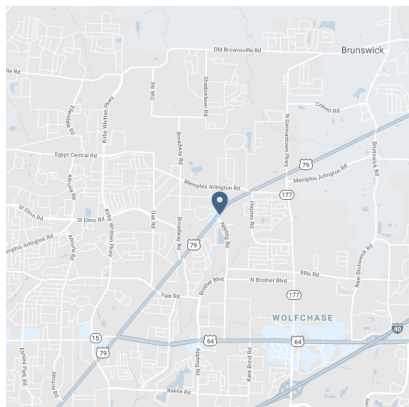




RETAIL FOR SALE OR LEASE

7657 US Highway 70 • Bartlett, TN (Memphis MSA)



JONATHAN AUR

PH: 901-766-4216
JAUR@BOYLE.COM

Location

Bartlett, TN

Property-type

Retail

Transaction

For Sale or Lease

Available SF

3,500 SF to 21,500 SF

Price

Negotiable

- Total Property: 22,800 SF
- Total Acreage: 4.27 Acres
- Outparcel Opportunity: 1.28
- Great visibility and access in the heart of Bartlett, TN
- Located near the corner of US Hwy 70 and Appling Road
- Value-add and outparcel opportunities for investors
- Excellent area co-tenants

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,327	44,488	127,227
Average Household Income	\$85,618	\$88,704	\$84,713

TRAFFIC COUNTS ADT

Summer Avenue / Memphis Arlington	10,140
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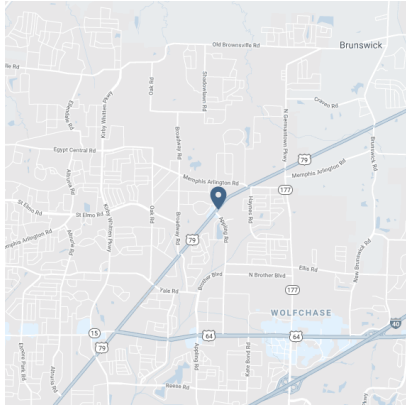


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