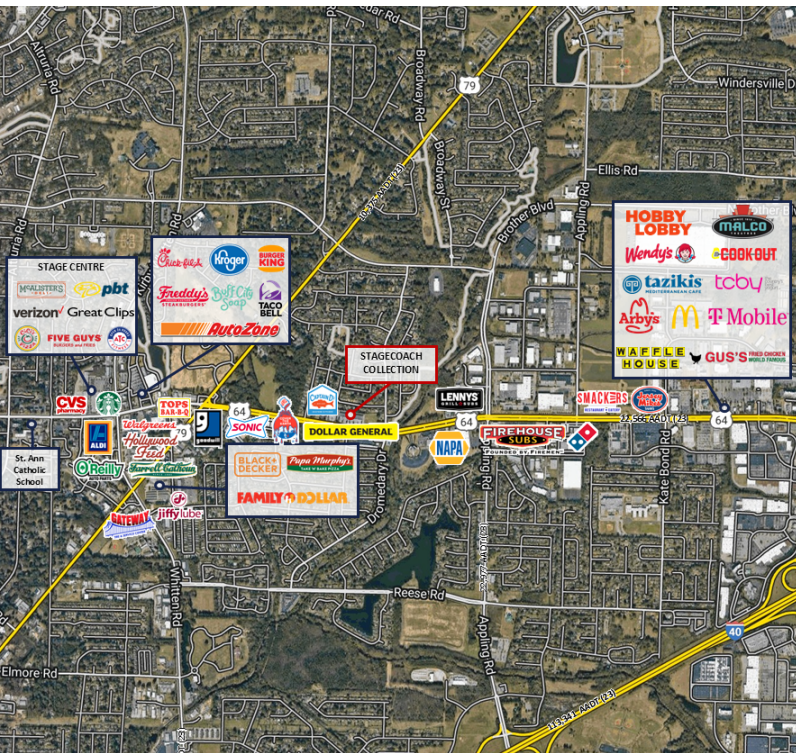


**STAGECOACH COLLECTION**

7124 - 7174 STAGE ROAD



**PROPERTY DESCRIPTION**

48,200 SF Highly Visible Neighborhood Center on Stage Road in Bartlett, Tennessee

**PROPERTY HIGHLIGHTS**

- Multiple 1,400 SF Suites Available in the vibrant shopping center
- Three retail buildings with excellent frontage to Stage Road
- Ample parking to accommodate customers and tenants
- Area Retailers Include: Kroger, Dollar General, AutoZone, Napa Auto Parts, ATC Fitness, Buff City Soap, Starbucks, Chick-fil-A, Freddy's Frozen Custard & Steakburgers, Taco Bell, Burger King, Tops BBQ, and more
- Traffic Count: Stage Road (33,707 AADT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,816	25,092	62,939
Total Population	7,919	66,987	171,607
Average HH Income	\$61,756	\$69,371	\$72,587

**GRADY COTHAM**

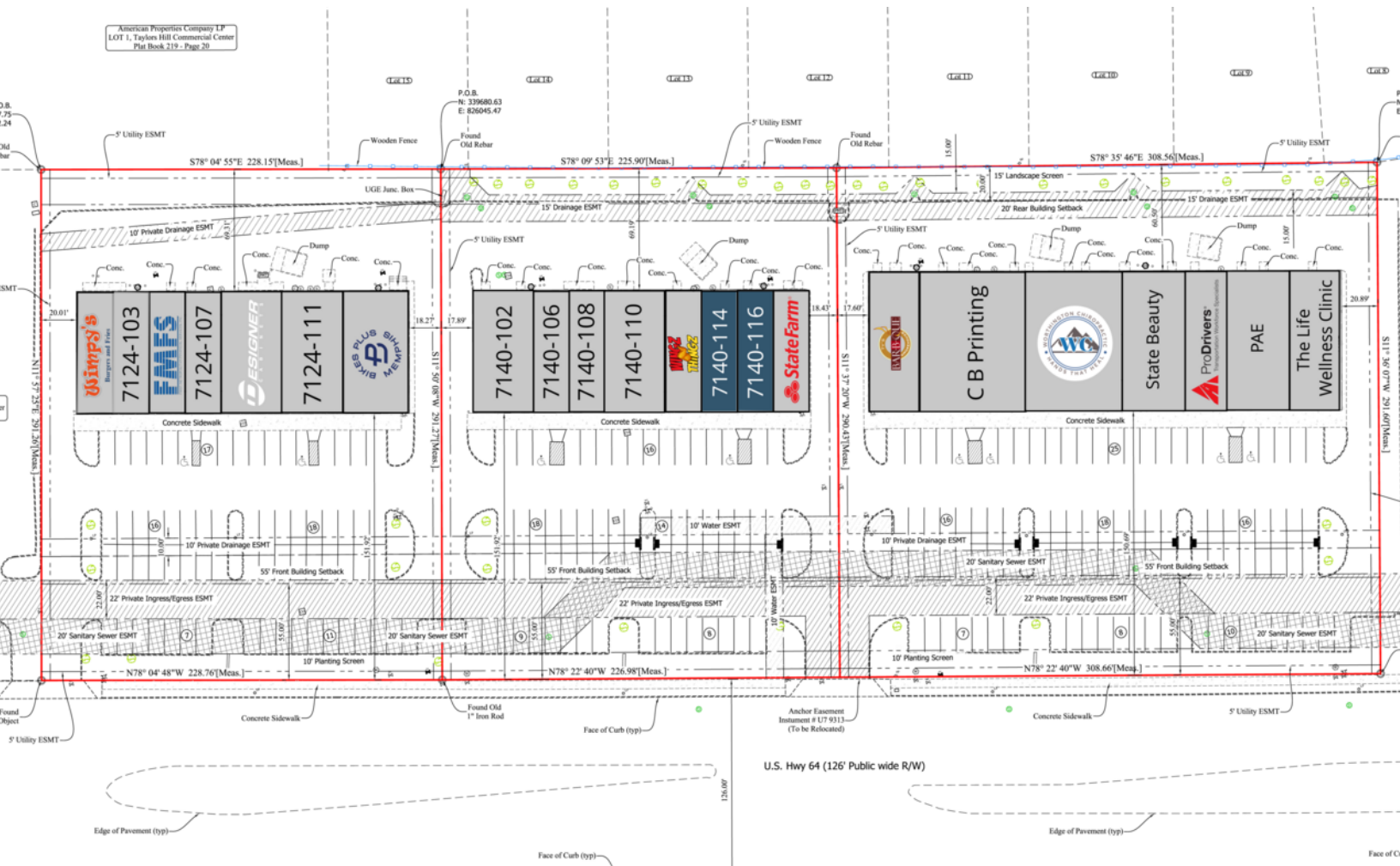
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# STAGECOACH COLLECTION

7124 - 7174 STAGE ROAD



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
7124-101	Wimpy's Burgers and Fries	1,399 SF	7140-106	One Life Wellness Clinic	2,100 SF	7174-101	Ty's Smokehouse	2,400 SF
7124-103	Grisanti's	1,400 SF	7140-108	Eye Centric	1,400 SF	7174-103	C B Printing	4,800 SF
7124-105	First Metropolitan Financial	1,400 SF	7140-110	Cut Above Styling Salon	1,400 SF	7174-111	Worthington Chiropractic	4,000 SF
7124-107	New Beauty Nail Bar	1,400 SF	7140-112	Wingz & Thingz	1,400 SF	7174-115	State Beauty Supply	3,200 SF
7124-111	Designer Cabinets	2,100 SF	7140-114	Available	1,400 SF	7174-117	ProDrivers	1,600 SF
7124-111	Chad Chilcutt's Martial Arts	2,800 SF	7140-116	Available	1,400 SF	7174-119	PAE - Application Support C...	3,200 SF
7124-115	Bikes Plus	2,800 SF	7140-118	State Farm	1,400 SF	7174-123	The Life Wellness Clinic	2,400 SF
7140-102	Thai Bistro	2,100 SF						

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