

2726-2780 Bartlett Blvd - Normandie Place



Location: **Normandie Place**
AKA 2760 Bartlett Blvd
Northeast Ret Cluster
Northeast Ret Submarket
Shelby County
Bartlett, TN 38134

Building Type: **Retail/(Strip Center)**
 Bldg Status: **Built 1986, Renov 2003**

Building Size: **34,504 SF**
 Typical Floor Size: **34,504 SF**
 Stories: **1**
 Land Area: **3.39 AC**

Developer: -
 Management: **Malkin Management & Investment Co. Inc.**
 Recorded Owner: -
 Expenses: **2005 Est Tax @ \$0.85/sf; 2005 Est Ops @ \$2.21/sf**

Total Avail: **3,353 SF**
 % Leased: **90.3%**
 Total Spaces Avail: **4**
 Smallest Space: **578 SF**
 Bldg Vacant: **3353**

Parcel Number: **B0-156-0-0538**

Utilities: **Sewer - City**

Loading Docks: -

Ceiling Height: -

Amenities: **Restaurant, Signage**

Parking: **160 Surface Spaces are available; Ratio of 4.64/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 2766	805	805	805	\$12.00/mg	Vacant	36 mnths	Direct
P 1st / Suite 2754	980	980	980	\$12.00/mg	Vacant	36 mnths	Direct
P 1st / Suite 2762	990	990	990	\$12.00/mg	Vacant	36 mnths	Direct
P 2nd / Suite 2758 #202	578	578	578	\$12.00/fs	Vacant	Negotiable	Direct

2731-2751 Bartlett Blvd - Parkside Gallery



Location: **Parkside Gallery**
Bartlett Municipality
Northeast Ret Cluster
Northeast Ret Submarket
Shelby County
Bartlett, TN 38134

Building Type: **Retail/(Neighborhood Center)**
 Bldg Status: **Built 1988**

Building Size: **19,414 SF**
 Typical Floor Size: **19,414 SF**
 Stories: **1**
 Land Area: **1.99 AC**

Developer: -
 Management: -
 Recorded Owner: **Stanley & Judy Rosenblum (50%) & Alan Kosten (50%)**
 Expenses: **2004 Est Tax @ \$2.53/sf; 2007 Ops @ \$3.35/sf**

Total Avail: **3,000 SF**
 % Leased: **84.6%**
 Total Spaces Avail: **2**
 Smallest Space: **1,500 SF**
 Bldg Vacant: **3000**

Parking: **175 free Surface Spaces are available; Ratio of 8.89/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,500	3,000	3,000	\$17.00/mg	Vacant	3-5 yrs	Direct
P 1st	1,500	3,000	3,000	\$17.00/mg	Vacant	3-5 yrs	Direct

2800-2850 Bartlett Blvd - Malco Plaza



Location: **Malco Plaza**
Bartlett Municipality
Northeast Ret Cluster
Northeast Ret Submarket
Shelby County
Bartlett, TN 38134

Building Type: **Retail/(Neighborhood Center)**
 Bldg Status: **Built Oct 1986, Renov 2001**

Building Size: **76,486 SF**
 Typical Floor Size: **76,486 SF**
 Stories: **1**
 Land Area: **10 AC**

Developer: -
 Management: -
 Recorded Owner: **Michael Lightman, Sr.**

Total Avail: **2,390 SF**
 % Leased: **96.9%**
 Total Spaces Avail: **2**
 Smallest Space: **990 SF**
 Bldg Vacant: **2390**

Expenses: **2004 Est Tax @ \$1.43/sf; 2004 Est Ops @ \$1.49/sf**

Anchor Tenant(s): **Holiday's Fashion, Tuesday Morning**

Amenities: **Banking, Restaurant, Signage**

Parking: **655 free Surface Spaces are available; Ratio of 8.56/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 2831	1,400	1,400	1,400	\$14.00/nnn	Vacant	Negotiable	Direct
P 1st / Suite 2805	990	990	990	\$14.00/nnn	Vacant	Negotiable	Direct

2890 Bartlett Blvd - Applebee's



Location: **Applebee's**
Northeast Ret Cluster
Northeast Ret Submarket
Shelby County
Memphis, TN 38134

Building Type: **Retail**
Bldg Status: **Existing**
Building Size: **3,916 SF**
Typical Floor Size: **3,950 SF**
Stories: **1**

Developer: -
Management: -
Recorded Owner: -

Total Avail: -
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: -

Parking: -

5991 Bartlett Ctr - New Bartlett Village Shopping



Location: **New Bartlett Village Shopping**
Bartlett Municipality
Northeast Ret Cluster
Northeast Ret Submarket
Shelby County
Bartlett, TN 38134

Developer: -
Management: -
Recorded Owner: -

Expenses: **2004 Est Tax @ \$3.85/sf**

Parcel Number: **B0-157-0-0572**

Parking: -

Building Type: **Retail/(Strip Center)**
Bldg Status: **Built 1985**

Building Size: **12,471 SF**
Typical Floor Size: **12,471 SF**
Stories: **1**
Land Area: **1 AC**

Total Avail: -
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: -

2726-2780 Bartlett Rd



Location: **Northeast Ret Cluster**
Northeast Ret Submarket
Shelby County
Memphis, TN 38134

Building Type: **Retail**
Bldg Status: **Existing**
Building Size: **32,299 SF**
Typical Floor Size: **32,298 SF**
Stories: **1**

Developer: -
Management: -
Recorded Owner: -

Total Avail: -
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: -

Parcel Number: **B0156 00538**

Amenities: **Pylon Sign**

Street Frontage: **402 feet on Bartlett Blvd(with 2 curb cuts)**

Parking: **200 free Surface Spaces are available**

2740 Bartlett Rd - Price Building



Location: **Price Building**
Northeast Ret Cluster
Northeast Ret Submarket
Shelby County
Memphis, TN 38134

Building Type: **Retail/Restaurant**
 Bldg Status: **Existing**
 Building Size: **4,000 SF**
 Typical Floor Size: **3,979 SF**
 Stories: **-**

Developer: -
 Management: -
 Recorded Owner: -

Total Avail: **4,000 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **4,000 SF**
 Bldg Vacant: **4000**

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	4,000	4,000	4,000	\$15.00/nnn	Vacant	Negotiable	Direct

2774 Bartlett Rd



Location: **Northeast Ret Cluster**
Northeast Ret Submarket
Shelby County
Bartlett, TN 38134

Building Type: **Retail/General Freestanding**
 Bldg Status: **Built 1990**

Building Size: **3,190 SF**
 Typical Floor Size: **3,190 SF**
 Stories: **1**

Developer: -
 Management: -
 Recorded Owner: -

Total Avail: **3,190 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **3,190 SF**
 Bldg Vacant: **3190**

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	3,190	3,190	3,190	\$11.29/fs	Vacant	3-5 yrs	Direct

2810 Bartlett Rd



Location: **Bartlett Municipality**
Northeast Ret Cluster
Northeast Ret Submarket
Shelby County
Bartlett, TN 38134

Building Type: **Retail**
 Bldg Status: **Renov 2007**
 Building Size: **27,385 SF**
 Typical Floor Size: **27,385 SF**
 Stories: **1**

Developer: -
 Management: -
 Recorded Owner: **Summer Ave LLC & Frank M Eggers II 30 INT**

Total Avail: **1,000 SF**
 % Leased: **96.4%**
 Total Spaces Avail: **1**
 Smallest Space: **1,000 SF**
 Bldg Vacant: **1000**
 Ceiling Height: **20'**

Parcel Number: **B0-156-0-0550**
 Loading Docks: **20 ext**

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 11	1,000	1,000	1,000	\$10.20/mg	Vacant	3 yrs	Direct

2829 Bartlett Rd



Location: **Northeast Ret Cluster**
Northeast Ret Submarket
Shelby County
Bartlett, TN 38134

Building Type: **Retail/Car Wash**
 Bldg Status: **Built 1972**

Building Size: **156 SF**
 Typical Floor Size: **156 SF**
 Stories: **1**
 Land Area: **0.36 AC**
 Total Avail: **156 SF**
 % Leased: **100%**
 Total Spaces Avail: **1**
 Smallest Space: **156 SF**
 Bldg Vacant: **-**

Developer: -
 Management: -
 Recorded Owner: -

Parcel Number: **B0-156-0-0568**

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	156	156	156	For Sale Only	Negotiable	-	Direct

2835-2843 Bartlett Rd - Bartlett Road Shopping Center



Location: **Bartlett Road Shopping Center**
Northeast Ret Cluster
Northeast Ret Submarket
Shelby County
Bartlett, TN 38134

Building Type: **Retail/General Freestanding**
 Bldg Status: **Existing**
 Building Size: **6,000 SF**
 Typical Floor Size: **6,000 SF**
 Stories: **1**
 Land Area: **0.50 AC**
 Total Avail: **6,000 SF**
 % Leased: **91.3%**
 Total Spaces Avail: **2**
 Smallest Space: **520 SF**
 Bldg Vacant: **520**

Developer: -
 Management: -
 Recorded Owner: -

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	6,000	6,000	6,000	For Sale Only	90 Days	-	Direct
P 1st / Suite 2841-C	520	520	520	\$8.65/negot	Vacant	Negotiable	Direct

2840 Bartlett Rd - Bartlett Road Center



Location: **Bartlett Road Center
Northeast Ret Cluster
Northeast Ret Submarket
Shelby County
Memphis, TN 38134**

Building Type: **Retail/(Strip Center)**
Bldg Status: **Built 1984**

Building Size: **4,600 SF**
Typical Floor Size: **4,600 SF**
Stories: **1**
Land Area: **0.31 AC**

Developer: -
Management: -
Recorded Owner: **Bartlett Road Partners**

Total Avail: **2,760 SF**
% Leased: **40.0%**
Total Spaces Avail: **3**
Smallest Space: **920 SF**
Bldg Vacant: **2760**

Expenses: **2004 Est Tax @ \$1.06/sf; 2004 Est Ops @ \$1.60/sf**

Parcel Number: **B0-156-0-0294**

Utilities: **Sewer - City**

Loading Docks: -

Ceiling Height: -

Street Frontage: **107 feet on Bartlett Rd.**

Parking: **21 Surface Spaces are available**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 5	920	2,760	2,760	\$10.00/mg	Vacant	12-36 mnths	Direct
P 1st / Suite 3	920	2,760	2,760	\$10.00/mg	Vacant	12-36 mnths	Direct
P 1st / Suite 2	920	2,760	2,760	\$10.00/mg	Vacant	12-36 mnths	Direct

2840 Bartlett Rd - Bartlett Road Center(cont'd)



Location: **Northeast Ret Cluster**
Northeast Ret Submarket
Shelby County
Bartlett, TN 38133

Building Type: **Retail**
Bldg Status: **Existing**
Building Size: **5,000 SF**
Typical Floor Size: **5,000 SF**
Stories: **1**

Developer: -
Management: -
Recorded Owner: -

Total Avail: -
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: -

Parking: **10 Surface Spaces are available**

2860 Bartlett Rd



Location: **North Cluster
North Submarket
Shelby County
Memphis, TN 38134**

Building Type: **Class C Office**

Status: **Existing**

Stories: **1**

RBA: **5,528 SF**

Typical Floor: **5,528 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **100%**

Developer: -

Management: -

Recorded Owner: -

Parcel Number: **B0-156-0-0542**

Parking: **30 free Surface Spaces are available**

5797-6001 Bartlett Center Dr - Bartlett Center



Location: **Bartlett Center**
Northeast Ret Cluster
Northeast Ret Submarket
Shelby County
Memphis, TN 38134

Building Type: **Retail/(Strip Center)**
 Bldg Status: **Built 1987**

Building Size: **12,000 SF**
 Typical Floor Size: **12,000 SF**
 Stories: **1**
 Land Area: **1.09 AC**

Developer: -
 Management: -
 Recorded Owner: **James S & Lucia F Gilliland**

Total Avail: **3,400 SF**
 % Leased: **71.7%**
 Total Spaces Avail: **2**
 Smallest Space: **1,000 SF**
 Bldg Vacant: **3400**

CAM: **\$1.00**
 Loading Docks: **None**

Ceiling Height: **12'-14'**

Anchor Tenant(s): **Chang's Chinese Food**
 Amenities: **Restaurant**

Parking: **60 Surface Spaces are available**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 5797	2,400	2,400	2,400	\$9.00/nnn	Vacant	3 yrs	Direct
P 1st / Suite 5993	1,000	1,000	1,000	\$10.00/nnn	Vacant	3 yrs	Direct

6000 Bartlett Center Dr - KinderCare



Location: **KinderCare**
Northeast Ret Cluster
Northeast Ret Submarket
Shelby County
Bartlett, TN 38134

Building Type: **Retail/Day Care Center**
Bldg Status: **Built 1988**

Building Size: **6,313 SF**
Typical Floor Size: **6,313 SF**
Stories: **1**

Developer: -
Management: -
Recorded Owner: -

Total Avail: -
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: -

Parking: -

5750 Ferguson Rd



Location: **Davis Industrial Center
Northeast Ind Cluster
Northeast Ind Submarket
Shelby County
Bartlett, TN 38134**

Building Type: **Class B Self-Storage**
Status: **Existing**
Tenancy: -

Land Area: **8.35 AC**
Stories: **1**
RBA: **3,200 SF**

Management: -
Recorded Owner: -

Total Avail: **No Spaces Currently Available**
% Leased: **100%**

Ceiling Height: -
Column Spacing: -
Drive Ins: -
Loading Docks: -
Power: -

Crane: -
Rail Line: -
Cross Docks: -
Const Mat: -
Utilities: -

5761 Ferguson Rd



Location: **Davis Industrial Center
Northeast Ind Cluster
Northeast Ind Submarket
Shelby County
Bartlett, TN 38134**

Building Type: **Class B Warehouse**
Status: **Built 1966**
Tenancy: -

Land Area: **8.35 AC**
Stories: **1**
RBA: **8,000 SF**

Management: -
Recorded Owner: -

Total Avail: **No Spaces Currently Available**
% Leased: **100%**

Ceiling Height: -
Column Spacing: -
Drive Ins: -
Loading Docks: -
Power: -

Crane: -
Rail Line: -
Cross Docks: -
Const Mat: -
Utilities: -

5786-5816 Ferguson Rd



Location: **Davis Industrial Center
Northeast Ind Cluster
Northeast Ind Submarket
Shelby County
Bartlett, TN 38134**

Building Type: **Class C Warehouse**
Status: **Existing**
Tenancy: **Multiple Tenant**

Land Area: **8.35 AC**
Stories: **1**
RBA: **72,000 SF**

Management: -
Recorded Owner: -

Total Avail: **6,000 SF**
% Leased: **91.7%**

Ceiling Height: -
Column Spacing: -
Drive Ins: **10'0" w x 13'0" h**
Loading Docks: **None**
Power: -

Crane: -
Rail Line: -
Cross Docks: -
Const Mat: **Metal**
Utilities: -

Parcel Number: **B0-156-0-0302**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 5798	6,000	6,000	\$5.00/ig	Vacant	3-5 yrs	Direct

2855 Price Dr



Location: **North Cluster**
North Submarket
Shelby County
Bartlett, TN 38134

Building Type: **Class C Office**

Status: **Built 1987**

Stories: **1**

RBA: **1,800 SF**

Typical Floor: **1,800 SF**

Total Avail: **1,000 SF**

% Leased: **44.4%**

Developer: -
 Management: -
 Recorded Owner: **Mock Talmadge W & Martha W**

Parcel Number: **B0-157J-L0-0026**
 Parking: **12 Surface Spaces are available**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 2	1,000	1,000	1,000	\$12.00/mg	Vacant	2 yrs	Direct

2851 Shelby St



Location: **North Cluster**
North Submarket
Shelby County
Memphis, TN 38134

Building Type: **Class C Office**

Status: **Existing**

Stories: **1**

RBA: **1,879 SF**

Typical Floor: **1,879 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **100%**

Developer: -

Management: -

Recorded Owner: -

Parcel Number: **B0-156F-B0-0003**

Parking: **Free Surface Spaces**

2857 Shelby St



Location: **North Cluster
North Submarket
Shelby County
Bartlett, TN 38134**

Building Type: **Class B Office**

Status: **Existing**

Stories: **2**

RBA: **2,112 SF**

Typical Floor: **1,056 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **100%**

Developer: -
Management: -
Recorded Owner: -

Parcel Number: **B0-156F-B0-0002**

2874 Shelby St



Location: **Cluster**
Submarket
Shelby County
Bartlett, TN 38134

Building Type: **Class C Flex**
 Status: **Existing**
 Tenancy: **Multiple Tenant**

Land Area: -
 Stories: **2**
 RBA: **12,730 SF**

Management: -
 Recorded Owner: -

Total Avail: **4,920 SF**
 % Leased: **84.9%**

Ceiling Height: -
 Column Spacing: -
 Drive Ins: -
 Loading Docks: **None**
 Power: -

Crane: **None**
 Rail Line: **None**
 Cross Docks: -
 Const Mat: **Masonry**
 Utilities: -

Parcel Number: **B0-156-0-0582**
 Parking: **Free Surface Spaces**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 118	1,000 div	1,000	0/negot	Vacant	1 yr	Direct
P 1st	3,000	3,000	\$10.00/negot	30 Days	2 yrs	Direct
P 2nd / Suite 210	215	215	\$2.75/fs	Vacant	1 yr	Direct
P 2nd / Suite 205	275	275	\$2.75/fs	Vacant	1 yr	Direct
P 2nd / Suite 206	430	430	\$2.75/fs	Vacant	1 yr	Direct

2962 Shelby St



Location: **North Cluster**
North Submarket
Shelby County
Bartlett, TN 38134

Building Type: **Class B Office/Medical**

Status: **Built 1959**

Stories: **1**

RBA: **1,328 SF**

Typical Floor: **1,328 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **100%**

Developer: -
Management: -
Recorded Owner: -

Stage Rd - Stage Rd Lot



Location: **Stage Rd Lot**
East of Fred's Dollar Store
North Cluster
North Submarket
Shelby County
Bartlett, TN 38134

Type: **Land**
Proposed Use: **Commercial, Retail**
Zoning: **CH**
Density: -

Parcel Size: **1.85 AC**
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -

Management: -

Recorded Owner: **MCSWAIN WILLIAM B & ELEANOR J**

Parcel Number: **B0-157J-J0-0001C**

5512 Stage Rd - Stage Road Center



Location: **Stage Road Center**
Northeast Ret Cluster
Northeast Ret Submarket
Shelby County
Memphis, TN 38134

Building Type: **Retail**
Bldg Status: **Built 1975**

Building Size: **4,297 SF**
Typical Floor Size: **4,297 SF**
Stories: **1**
Land Area: **2.75 AC**

Developer: -
Management: -
Recorded Owner: **Mclemore William F**
Parcel Number: **B0-156-0-0455**

Total Avail: -
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: -

Parking: -

5689 Stage Rd



Location: **Northeast Ret Cluster
Northeast Ret Submarket
Shelby County
Bartlett, TN 38134**

Building Type: **Retail/Restaurant**
Bldg Status: **Built 1939**

Building Size: **2,601 SF**
Typical Floor Size: **2,601 SF**
Stories: **1**
Land Area: **0.42 AC**

Developer: -
Management: -
Recorded Owner: **The Side Porch Steak House, LLC**
Parcel Number: **B0-156-0-0331**

Total Avail: -
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: -

Amenities: **Restaurant, Signage**
Street Frontage: **93 feet on Stage Rd.**
Parking: **41 free Surface Spaces are available**

5694 Stage Rd



Location: **Northeast Ret Cluster**
Northeast Ret Submarket
Shelby County
Memphis, TN 38134

Building Type: **Retail/Auto Repair**
Bldg Status: **Existing**

Building Size: **1,769 SF**
Typical Floor Size: **1,769 SF**
Stories: **1**
Land Area: **0.90 AC**

Developer: -
Management: -
Recorded Owner: -

Total Avail: -
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: -

Parcel Number: **B0-156-0-0520**

Parking: -

5705 Stage Rd



Location: **Memphis Municipality
North Cluster
North Submarket
Shelby County
Memphis, TN 38134**

Building Type: **Class B Office**

Status: **Built Apr 1974**

Stories: **2**

RBA: **60,000 SF**

Typical Floor: **30,000 SF**

Total Avail: **12,422 SF**

% Leased: **79.3%**

Developer: -

Management: **Hackmeyer-Hailey Properties**

Recorded Owner: **Everett P Hailey**

Parcel Number: **B0-156-0-0329C**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 2	1,232	1,232	1,232	\$12.00/fs	Vacant	3 yrs	Direct
P 1st / Suite 1	2,806	2,806	2,806	\$11.00-\$12.00/fs	Vacant	3-5 yrs	Direct
P 1st	1,474	1,474	1,474	\$11.00-\$12.00/fs	Vacant	3-5 yrs	Direct
P 1st / Suite 120	1,120	1,120	1,120	\$12.00/fs	Vacant	3-5 yrs	Direct
P 2nd / Suite 240	5,790	5,790	5,790	\$11.00-\$12.00/fs	Vacant	3-5 yrs	Direct

5716-5760 Stage Rd



Location: **Northeast Ret Cluster
Northeast Ret Submarket
Shelby County
Bartlett, TN 38134**

Building Type: **Retail/(Neighborhood Center)**
Bldg Status: **Built 1962, Renov 2001**

Building Size: **86,350 SF**
Typical Floor Size: **86,350 SF**
Stories: **1**
Land Area: **7.54 AC**

Developer: -
Management: -
Recorded Owner: **American Properties Company L P**

Total Avail: **36,339 SF**
% Leased: **100%**
Total Spaces Avail: **1**
Smallest Space: **18,789 SF**
Bldg Vacant: -

Expenses: **2004 Est Ops @ \$1.04/sf**

Parcel Number: **B0-156-0-0257C**

Anchor Tenant(s): **Cinemagic, Dollar General, National College**

Amenities: **Restaurant, Signage**

Parking: **367 free Surface Spaces are available; Ratio of 4.78/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	18,789 - 36,339	36,339	36,339	Negotiable	Negotiable	Negotiable	Direct

5735 Stage Rd



Location: **Northeast Ret Cluster**
Northeast Ret Submarket
Shelby County
Bartlett, TN 38134

Building Type: **Retail/Convenience Store**
Bldg Status: **Built 1975**

Building Size: **960 SF**
Typical Floor Size: **960 SF**
Stories: **1**
Land Area: **0.59 AC**

Developer: -
Management: -
Recorded Owner: **Tennessee Market Group LLC**
Parcel Number: **B0-156-0-0578**

Total Avail: -
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: -

Parking: -

5747 Stage Rd



Location: **Northeast Ret Cluster**
Northeast Ret Submarket
Shelby County
Bartlett, TN 38134

Building Type: **Retail/General Freestanding**
Bldg Status: **Built 1970**

Building Size: **20,550 SF**
Typical Floor Size: **20,550 SF**
Stories: **1**
Land Area: **9.26 AC**

Developer: -
Management: -
Recorded Owner: **Eighty Four Lumber Company**
Parcel Number: **B0-156-0-0320C**

Total Avail: -
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: -

Parking: -

5771 Stage Rd



Location: **Northeast Ret Cluster**
Northeast Ret Submarket
Shelby County
Bartlett, TN 38134

Building Type: **Retail/General Freestanding**
Bldg Status: **Built 1978**

Building Size: **1,800 SF**
Typical Floor Size: **1,800 SF**
Stories: **1**
Land Area: **0.62 AC**

Developer: -
Management: **Loeb Properties, Inc**
Recorded Owner: **Loeb Bros Realty LP**

Total Avail: -
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: -

Expenses: **2005 Ops @ \$3.08/sf**

Parcel Number: **B0-156-0-0324**

Amenities: **Banking, Restaurant**

Parking: -

5788 Stage Rd



Location: **Bartlett Municipality
North Cluster
North Submarket
Shelby County
Bartlett, TN 38134**

Building Type: **Class C Office**

Status: **Existing**

Stories: **1**

RBA: **7,121 SF**

Typical Floor: **7,121 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **100%**

Developer: -
Management: -
Recorded Owner: **Richard M & Barbara Wells**

5788-5846 Stage Rd



Location: **Bartlett Municipality**
Northeast Ret Cluster
Northeast Ret Submarket
Shelby County
Bartlett, TN 38134

Building Type: **Retail/(Neighborhood Center)**
 Bldg Status: **Built 1933, Renov 1976**

Building Size: **27,729 SF**
 Typical Floor Size: **25,229 SF**
 Stories: **2**
 Land Area: **2.85 AC**

Developer: -
 Management: -
 Recorded Owner: **Bartlett Area Chamber of Commerce**
 Expenses: **2004 Est Tax @ \$3.00/sf**

Total Avail: **3,700 SF**
 % Leased: **86.7%**
 Total Spaces Avail: **1**
 Smallest Space: **600 SF**
 Bldg Vacant: **3700**

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	600 - 3,700	3,700	3,700	\$10.00/fs	Vacant	3-5 yrs	Direct

5809 Stage Rd



Location: **Northeast Ret Cluster**
Northeast Ret Submarket
Shelby County
Memphis, TN 38134

Building Type: **Retail/General Freestanding**
Bldg Status: **Existing**
Building Size: **3,160 SF**
Typical Floor Size: **3,160 SF**
Stories: **1**
Land Area: **0.79 AC**
Total Avail: -
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: -

Developer: -
Management: -
Recorded Owner: -

Amenities: **Signage, Signalized Intersection**

Cross Street: **Bartlett Rd.**
Street Frontage: **48 feet on Stage Rd Rd(with 1 curb cut)**
Parking: **19 free Surface Spaces are available**

5950 Stage Rd - Walgreens



Location: **Walgreens**
Bartlett Municipality
Northeast Ret Cluster
Northeast Ret Submarket
Shelby County
Bartlett, TN 38134

Developer: -
Management: -
Recorded Owner: **Walgreens**

Parking: -

Building Type: **Retail/Drug Store**
Bldg Status: **Existing**
Building Size: **15,120 SF**
Typical Floor Size: **15,120 SF**
Stories: **1**

Total Avail: -
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: -

6005 Stage Rd - Bartlett Towne Center



Location: **Bartlett Towne Center**
AKA 5975-6045 Stage Rd
SEC of Stage Rd & Bartlett Blvd
Northeast Ret Cluster
Northeast Ret Submarket
Shelby County
Bartlett, TN 38134

Building Type: **Retail/(Community Center)**
 Bldg Status: **Built Sep 1989**

Building Size: **179,364 SF**
 Typical Floor Size: **179,364 SF**
 Stories: **1**
 Land Area: **17.75 AC**

Developer: **Vantage Properties, Inc.**
 Management: **Weingarten Realty Investors**
 Recorded Owner: **Weingarten Nostat, Inc.**

Total Avail: **19,063 SF**
 % Leased: **89.4%**
 Total Spaces Avail: **7**
 Smallest Space: **540 SF**
 Bldg Vacant: **19063**

Expenses: **2004 Est Tax @ \$1.67/sf; 2004 Est Ops @ \$1.27/sf**

Parcel Number: **B0-157-0-0497**

Anchor Tenant(s): **Dollar Tree, Kroger, PETCO**
 Amenities: **Banking, Corner Lot, Out Parcel, Restaurant, Signage, Signalized Intersection**
 Cross Street: **Bartlett Blvd**
 Parking: **903 free Surface Spaces are available; Ratio of 5.03/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 2	1,680	1,680	1,680	Negotiable	Vacant	Negotiable	Direct
P 1st / Suite 9	540	540	540	Negotiable	Vacant	Negotiable	Direct
P 1st / Suite 17	6,164	6,164	6,164	Negotiable	Vacant	Negotiable	Direct
P 1st / Suite 8	3,000	3,000	3,000	Negotiable	Vacant	Negotiable	Direct
P 1st / Suite 30	1,600	1,600	1,600	Negotiable	Vacant	Negotiable	Direct
P 1st / Suite 28	2,900	2,900	2,900	Negotiable	Vacant	Negotiable	Direct
P 1st / Suite 35	3,179	3,179	3,179	Negotiable	Vacant	Negotiable	Direct

6016-6050 Stage Rd



Location: **Northeast Ret Cluster**
Northeast Ret Submarket
Shelby County
Bartlett, TN 38134

Building Type: **Retail**
 Bldg Status: **Built 1978**

Building Size: **53,500 SF**
 Typical Floor Size: **53,500 SF**
 Stories: **1**
 Land Area: **5.93 AC**

Developer: -
 Management: -
 Recorded Owner: **Bartlett Villa**
 Parcel Number: **B0-157-0-0488**

Total Avail: **52,500 SF**
 % Leased: **1.9%**
 Total Spaces Avail: **5**
 Smallest Space: **2,000 SF**
 Bldg Vacant: **52500**

Anchor Tenant(s): **Antique Gallery**
 Amenities: **Signage, Signalized Intersection**
 Street Frontage: **357 feet on Stage Rd(with 2 curb cuts)**
 Parking: **274 Surface Spaces are available**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 3	5,000	5,000	5,000	\$12.75/mg	Vacant	Negotiable	Direct
P 1st / Suite 6016	2,000	2,000	2,000	\$12.00/mg	Vacant	Negotiable	Direct
P 1st / Suite 4	32,500	32,500	32,500	\$8.00/mg	Vacant	Negotiable	Direct
P 1st / Suite 2	2,000	2,000	2,000	\$12.00/mg	Vacant	Negotiable	Direct
P 1st / Suite 1	11,000	11,000	11,000	\$8.00/mg	Vacant	Negotiable	Direct

6028 Stage Rd - KFC



Location: **KFC**
Northeast Ret Cluster
Northeast Ret Submarket
Shelby County
Memphis, TN 38134

Building Type: **Retail/Fast Food**
Bldg Status: **Existing**
Building Size: **2,705 SF**
Typical Floor Size: **2,705 SF**
Stories: **1**

Developer: -
Management: -
Recorded Owner: -

Total Avail: -
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: -

Parcel Number: **B0-157-0-0487**

Amenities: **Drive Thru, Pylon Sign, Signalized Intersection**
Cross Street: **Bartlett Blvd**
Street Frontage: **39 feet on Stage Rd(with 1 curb cut)**
Parking: **Free Surface Spaces**

6048 Stage Rd - McDonald's



Location: **McDonald's**
Northeast Ret Cluster
Northeast Ret Submarket
Shelby County
Memphis, TN 38134

Building Type: **Retail/Fast Food**
Bldg Status: **Built 1981**

Building Size: **5,265 SF**
Typical Floor Size: **5,265 SF**
Stories: **1**
Land Area: **0.97 AC**

Developer: -
Management: -
Recorded Owner: **BARNETT T O & MARY & ED THONI**
Parcel Number: **B0-157-0-0489**

Total Avail: -
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: -

Amenities: **Drive Thru, Pylon Sign, Signage, Signalized Intersection**
Street Frontage: **52 feet on Stage Rd(with 1 curb cut)**
Parking: -

6061 Stage Rd



Location: **Northeast Ret Cluster**
Northeast Ret Submarket
Shelby County
Memphis, TN 38134

Building Type: **Retail/(Strip Center)**
 Bldg Status: **Existing**
 Building Size: **9,000 SF**
 Typical Floor Size: **9,000 SF**
 Stories: **1**

Developer: -
 Management: **Norman & Jennings Realty**
 Recorded Owner: -
 Parcel Number: **B0-157-0-0248**

Total Avail: **1,000 SF**
 % Leased: **88.9%**
 Total Spaces Avail: **1**
 Smallest Space: **1,000 SF**
 Bldg Vacant: **1000**

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 9	1,000	1,000	1,000	\$12.00/nnn	Vacant	Negotiable	Direct

6064 Stage Rd



Location: **Northeast Ret Cluster
Northeast Ret Submarket
Shelby County
Memphis, TN 38134**

Building Type: **Retail/General Freestanding**
Bldg Status: **Existing**
Building Size: **21,507 SF**
Typical Floor Size: **21,507 SF**
Stories: **1**

Developer: -
Management: -
Recorded Owner: -

Total Avail: -
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: -

Parcel Number: **B0-157-0-0478**

Amenities: **Drive Thru, Signage, Signalized Intersection**
Cross Street: **Bartlett Blvd**
Street Frontage: **134 feet on Stage Rd(with 1 curb cut)**
Parking: **96 free Surface Spaces are available**

6088-6094 Stage Rd



Location: **Northeast Ret Cluster**
Northeast Ret Submarket
Shelby County
Memphis, TN 38134

Building Type: **Retail**
Bldg Status: **Existing**
Building Size: **4,650 SF**
Typical Floor Size: **4,650 SF**
Stories: **1**

Developer: -
Management: -
Recorded Owner: -

Total Avail: -
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: -

Street Frontage: **115 feet on Stage Rd(with 1 curb cut)**

Parking: **16 free Surface Spaces are available**

2775 Stage Center Dr



Location: **Northeast Ret Cluster**
Northeast Ret Submarket
Shelby County
Memphis, TN 38134

Building Type: **Retail/Day Care Center**
Bldg Status: **Existing**

Building Size: **7,083 SF**
Typical Floor Size: **7,083 SF**
Stories: **1**

Developer: -
Management: -
Recorded Owner: -

Total Avail: -
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: -

Street Frontage: **133 feet on Stage Center Dr(with 1 curb cut)**

Parking: **Free Surface Spaces**