

# BARTLETT PREMIERE DEVELOPMENT SITE

N. Germantown Rd, Bartlett, TN 38133 | Northeast Submarket

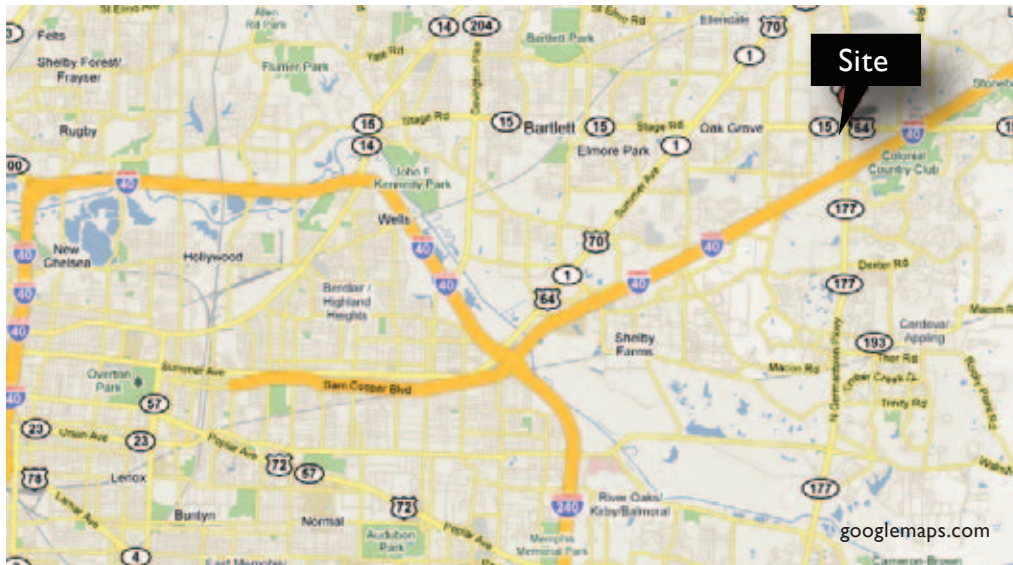
**LAND**  
For Sale

Commercial Advisors is pleased to present this prime land assemblage ready for a variety of commercial and residential development. The property is located in the City of Bartlett, TN, with prime visibility onto Germantown Road. Situated just north of the Wolfchase Galleria- Shelby County's primary enclosed shopping mall- the tract offer development potential for uses ranging from flex showroom space, office, retail, hotel and zero lot townhomes.

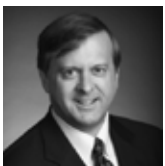


## SITE FEATURES

- 143 +/- acres total
- Prime location in the center of Bartlett, TN
- Zoning allows for a variety of uses to be considered
- Sites ranging from 5 acres in size and larger
- Traffic Count  
Germantown Rd: 64,330 cars/day



## FOR MORE INFORMATION:



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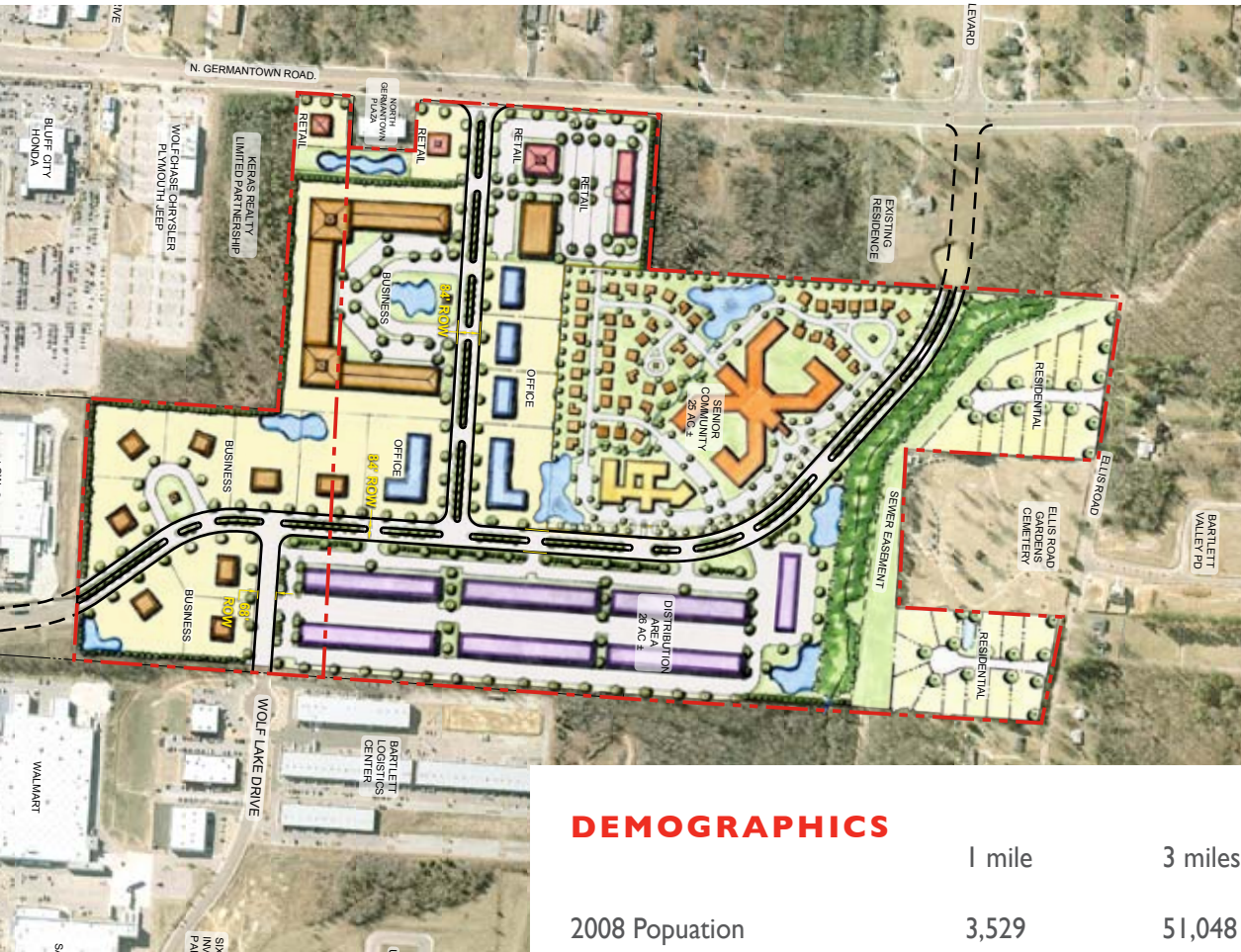
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## CONCEPT PLAN

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
2008 Population	3,529	51,048	128,060
2008 Average HH Income	\$89,539	\$81,409	\$78,711
Households	1,149	18,326	47,204

\* Real Estate Geographic Information System, 2008 Estimates.



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