

FOR SALE

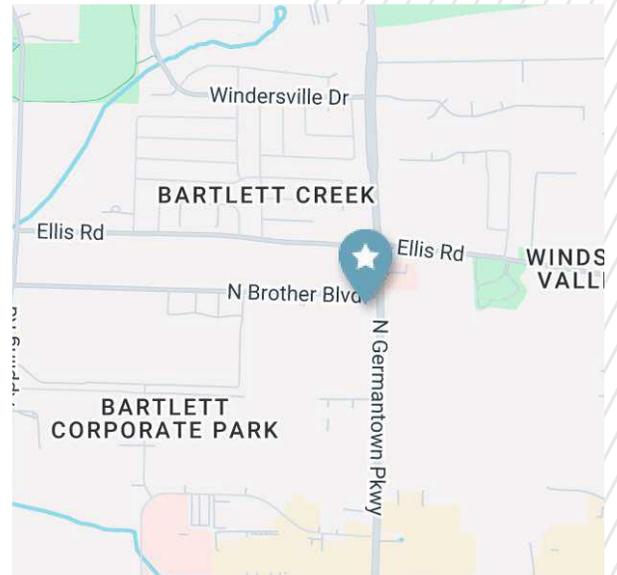
3317 North Germantown Parkway  
Bartlett, Tennessee 38133



**PROPERTY HIGHLIGHTS**

Cushman & Wakefield partnered with Franklin Street are pleased to present qualified investors the opportunity to acquire a single-story retail building in Bartlett, Tennessee. The site is strategically positioned in the heart of Bartlett offering excellent accessibility and development potential.

<b>BUILDING SF</b>	1,152 SF	<b>SIGNAGE TYPE</b>	TBD
<b>LAND SF</b>	65,340 SF	<b>1-MILE (POP.)</b>	3,203
<b>YEAR BUILT</b>	1961	<b>3-MILE (POP.)</b>	53,711
<b>PARKING</b>	TBD	<b>MED. INCOME</b>	\$97,909
<b>TRAFFIC COUNTS</b>	22,380 VPD	<b>SPACE USE</b>	TBD



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**FOR SALE**  
**3317 North Germantown Road**  
**Bartlett, Tennessee 38133**

**BARTLETT, TENNESSEE**

Bartlett, Tennessee, located in Shelby County, is a thriving suburban city with a population of 55,094 as of 2025. Known for its blend of residential charm and economic vitality, Bartlett boasts a median age of 41.8 years and a high median household income of \$100,660, supported by key industries such as manufacturing, healthcare, and professional services. The city's commitment to quality of life is evident in its 29 parks and green spaces, including the Fletcher Creek Greenway, as well as cultural amenities like the Bartlett Performing Arts & Conference Center (BPACC). Historic landmarks such as the Davies Manor Plantation and the Nicholas Gotten House preserve Bartlett's rich heritage dating back to its origins as a stagecoach stop in the 1830s. With an average home appraisal value of \$233,397 and a strong sense of community, Bartlett seamlessly blends historical charm with modern growth, earning recognition as one of CNN and Money Magazine's "Top 100 Places to Live."



**LEGAL INFORMATION**

<b>TAX PARCEL ID</b>	B0158 00954C
<b>2024 RE TAXES</b>	\$5,053.64
<b>ZONING</b>	SC-1

**RESTRICTIONS**

Property will be restricted against uses competitive with convenience stores

**OFFERING PROCESS**

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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