

**PRIME RETAIL SPACE & OUTPARCEL
FRED'S SUPER DOLLAR CENTER
7657 HWY 70, BARTLETT, TN**



LOCATION: 7657 Hwy 70, Bartlett, TN. Located on the east side of Hwy 70, North of Appling, adjacent to the Kroger Shopping Center. Kroger has purchased the car wash in front of their store and owns enough expansion land to fulfill their plans to expand their store from 60,000 sf to 100,000 sf.

DESCRIPTION: 4,800 sf for lease adjacent to the Fred's Super Dollar store and Pharmacy. 4 - 1,200 sf bays measuring 20' x 60'.

LEASE PRICE: \$9.00/sf, NNN. NNN charges approx. \$4/sf.

SALES PRICE: 1.22 acre outparcel - \$290,000
Fred's, Shop Space and Outparcel - \$3,200,000.00.

TRAFFIC COUNT: Hwy 70 - 23,585, Appling 19,103 2013 ADT



Demographics	1-Mile	3-Mile	5-Mile
Population	5,710	51,368	130,490
Med HH Income	\$75,707	\$73,851	\$65,915
Households	2,004	18,261	49,070

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