



BARTLETT, TENNESSEE

Market Guide

City Contact Information

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Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.



For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.

Demographics (10 Minute Drive Time)



Population
133,777

Average Age
38.5

Household Income (Median)
\$61,575

Growth Rate
0.51%

Number of Households
51,340

Household Income (Average)
\$77,256

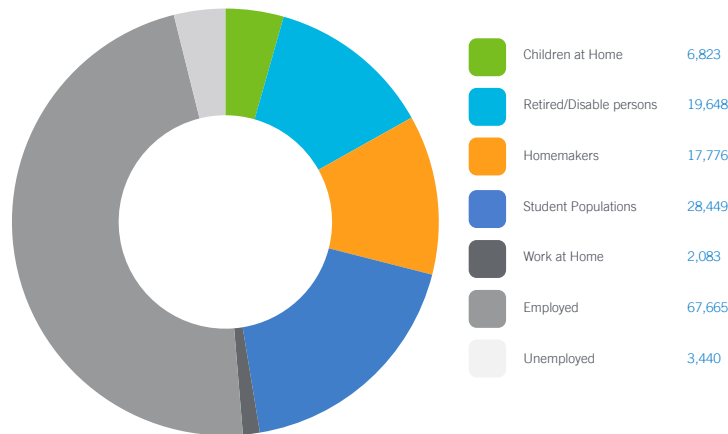
Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

Peer Trade Areas

- Raleigh, NC 1725 New Hope Church Road
- Newport News, VA 11214 Jefferson Ave
- Homewood, AL 209 Lakeshore Pkwy
- Winston Salem, NC 4550 Kester Mill Road
- Lexington, KY 4230 Saron Drive
- Memphis, TN 6990 E Shelby Drive

Daytime Population 145,885 (10 Minute Drive Time)



Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. *Let us know how we can help you find a site!*



Restaurants



Fitness



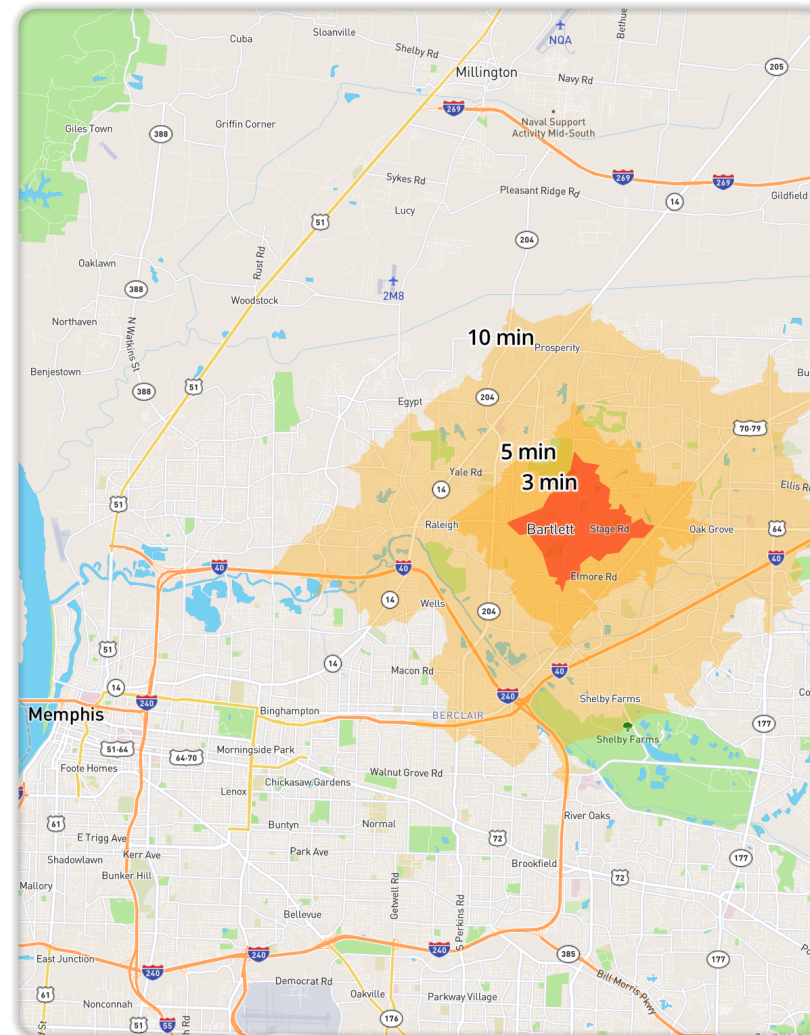
Pharmacy



Sporting Goods



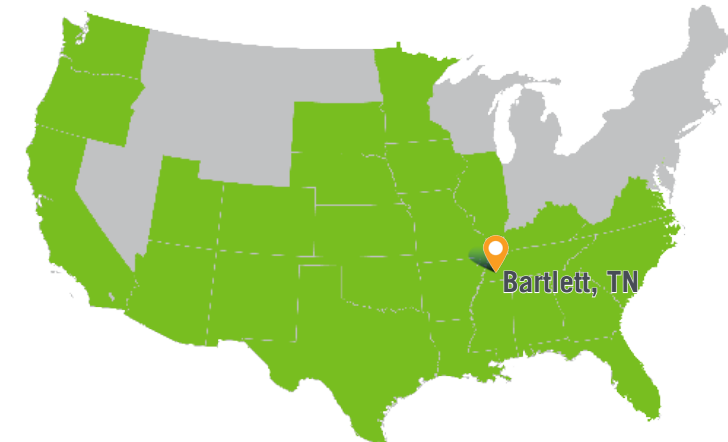
There's a lot of potential here.



DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2021 Estimated Population	76,343	178,977	523,993
Daytime Population	80,389	177,026	534,846
Median HH Income	\$59,907	\$61,584	\$58,864
Number of Households	29,154	66,268	200,224

	5 Minute DT	10 Minute DT	15 Minute DT
2021 Estimated Population	35,195	138,989	296,947
Daytime Population	46,999	145,885	309,158
Median HH Income	\$62,856	\$61,575	\$61,169
Number of Households	13,052	51,340	112,846

*Source: STI PopStats



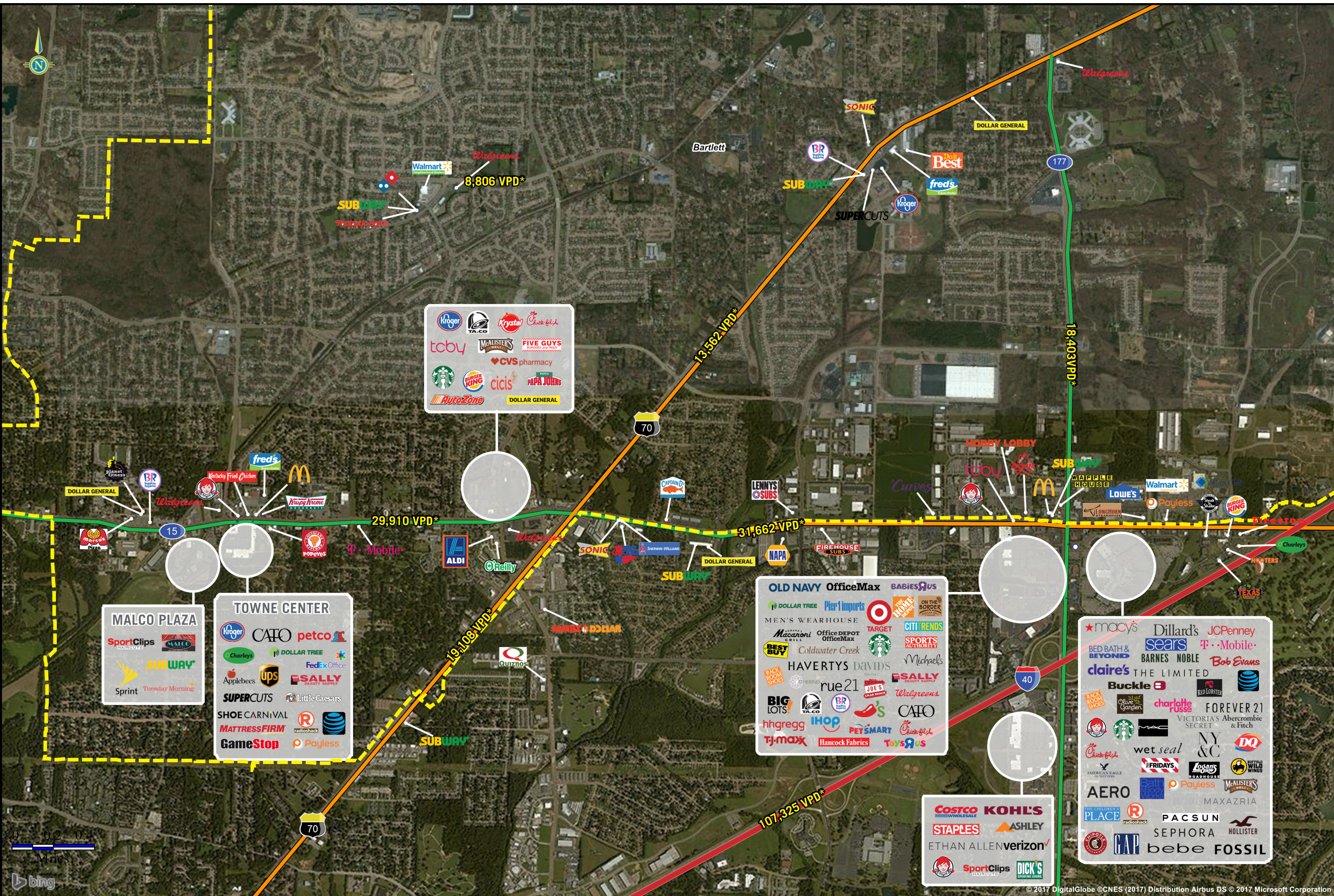
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There's a lot of potential here.



Callout box listing businesses at an intersection:

- Kroger
- TAACO
- Krystal
- Chick-fil-A
- toby
- McAlister's Deli
- FIVE GUYS
- CVS pharmacy
- Starbucks
- Burger King
- cicis
- PAPA JOHN'S
- AutoZone
- DOLLAR GENERAL

TOWNE CENTER

- Kroger
- CAFO
- petco
- Charley's
- DOLLAR TREE
- FedEx Office
- Applebees
- ups
- SALLY BEAUTY SUPPLY
- SUPERCUTS
- Little Caesars
- SHOE CARNIVAL
- MATTRESS FIRM
- radioshack
- GameStop
- Payless

MALCO PLAZA

- SportClips
- SUBWAY
- Sprint
- Tuesday Morning

Callout box listing businesses at an intersection:

- OLD NAVY
- OfficeMax
- BABIES'R US
- DOLLAR TREE
- Pier 1 imports
- TARGET
- ON THE BORDER
- MEN'S WEARHOUSE
- Office DEPOT
- OfficeMax
- CITI TRENDS
- BEST BUY
- Coldwater Creek
- Starbucks
- SPORTS AUTHORITY
- HAVERTYS DAVID'S
- Michael's
- rue21
- JOE'S
- Walgreens
- BIG LOTS
- TAACO
- BR
- CAFO
- hgregg
- ihop
- PET SMART
- Chick-fil-A
- TJ-MAXX
- Hancock Fabrics
- Toys R Us

Callout box listing businesses at an intersection:

- macy's
- Dillard's
- JCPenney
- BED BATH & BEYOND
- sears
- T-Mobile
- BARNES NOBLE
- Bob Evans
- claire's
- THE LIMITED
- Buckle
- RED LOBSTER
- rack room shoes
- olive garden
- charlotte fusse
- FOREVER 21
- STARBUCKS
- MAC
- VICTORIAS Abercrombie & Fitch
- Chick-fil-A
- wet seal
- NY & C
- FRIDAYS
- Logan's Roadhouse
- WUFFALO WILD WINGS
- AERO
- Payless
- MACALISTER'S DELI
- PLACE
- radioshack
- PACSUN
- SEPHORA
- HOLLISTER
- GAP
- bebe
- FOSSIL

Callout box listing businesses at an intersection:

- COSTCO WHOLESALE
- KOHL'S
- STAPLES
- ASHLEY
- ETHAN ALLEN
- verizon
- SportClips
- DICK'S SPORTING GOODS

BARTLETT, TENNESSEE
Major Retail & Restaurants