

**welltower**

MEDICAL OFFICE SPACE  
**FOR LEASE**

Click or Scan Below



*For Information:*

**GARY GAGNE**  
Director of Leasing  
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**St. Francis Bartlett Medical Arts Pavilion**

2996 KATE BOND ROAD | BARTLETT, TN

[medicaloffice.welltower.com](http://medicaloffice.welltower.com)

# EXECUTIVE SUMMARY



## Location Description

Directly attached to the Saint Francis Bartlett Hospital.

## Property Highlights

- Features a direct connection to the hospital, an attractive lobby, and convenient patient drop-off area.
- Awarded Energy Star label in 2012 for its operating efficiency.
- Competitive lease rates and generous tenant improvement allowances.

# FLOOR PLANS

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105

2,300 RSF

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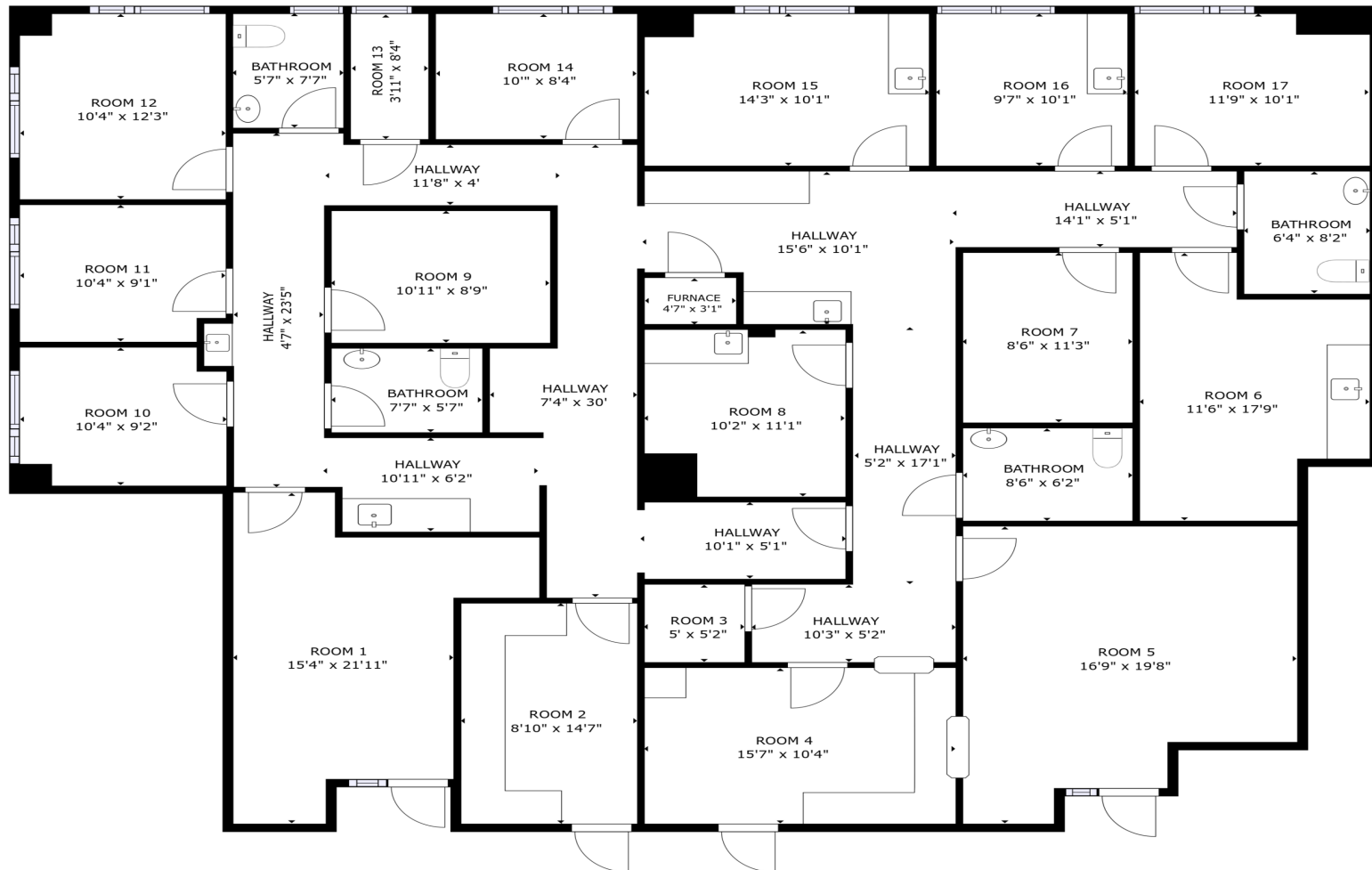
Director of Leasing

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205

3,812&nbsp;RSF

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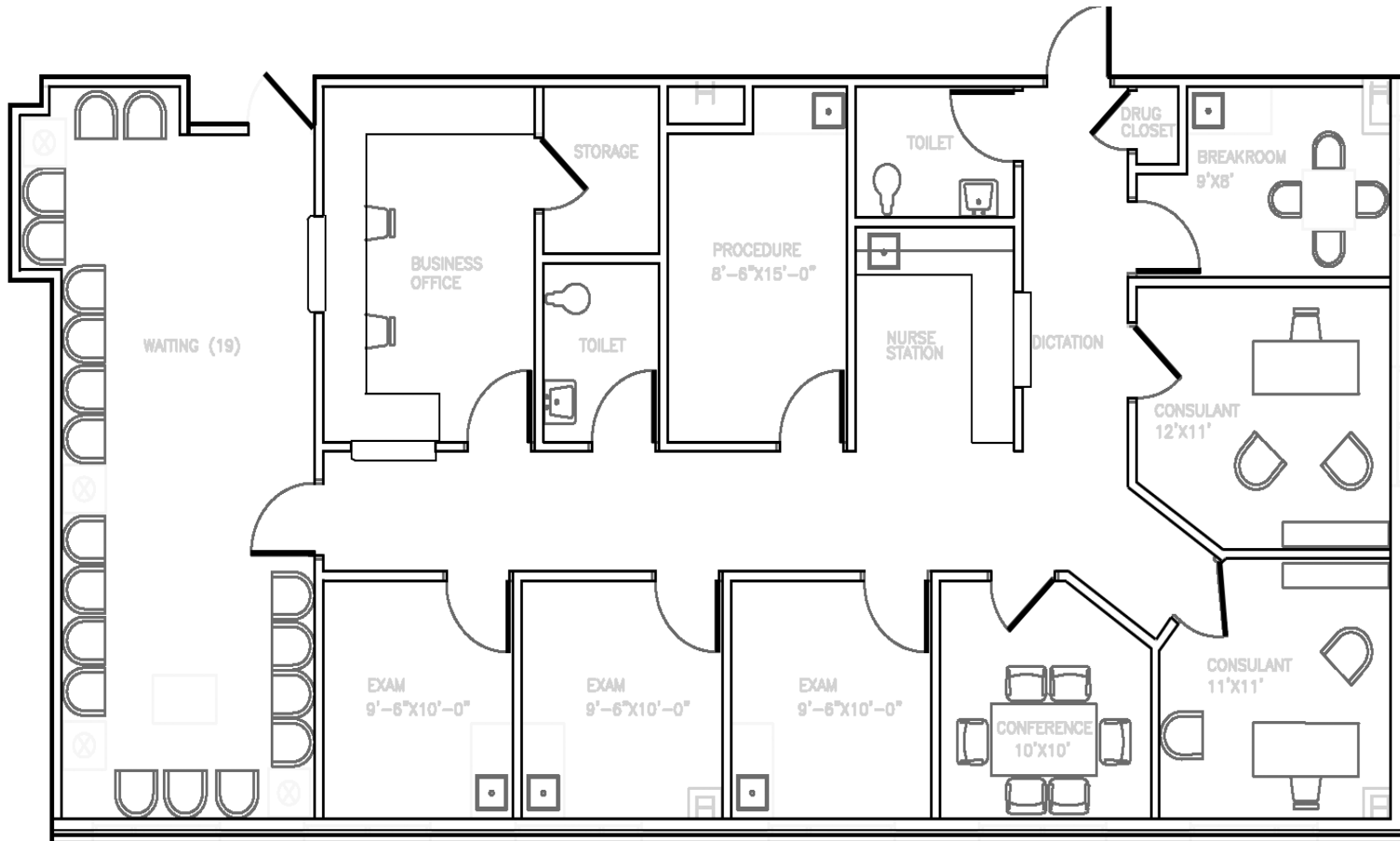
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# FLOOR PLANS

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209

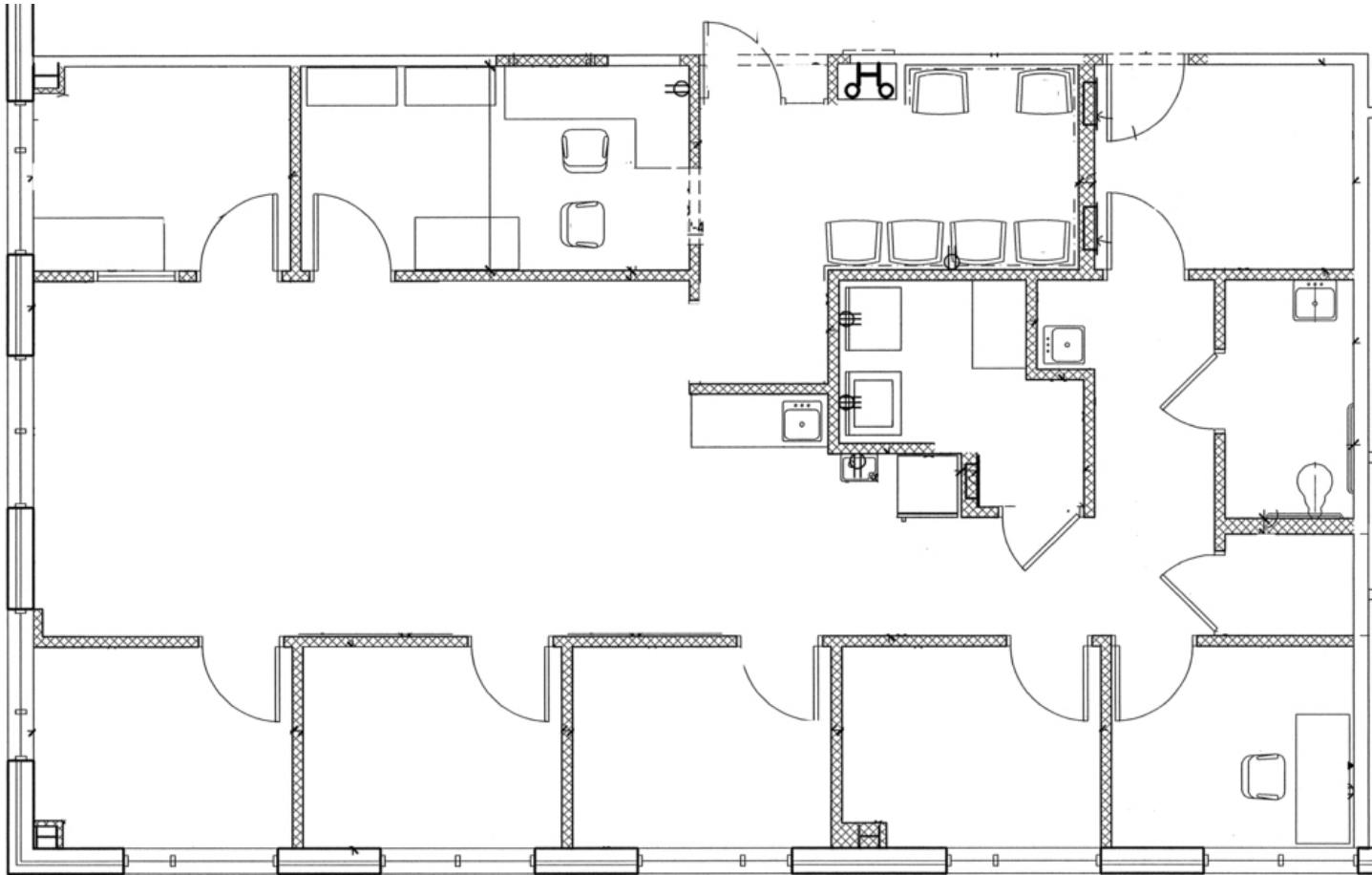
1,578 RSF

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# FLOOR PLANS

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213

1,790 RSF

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# FLOOR PLANS

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301

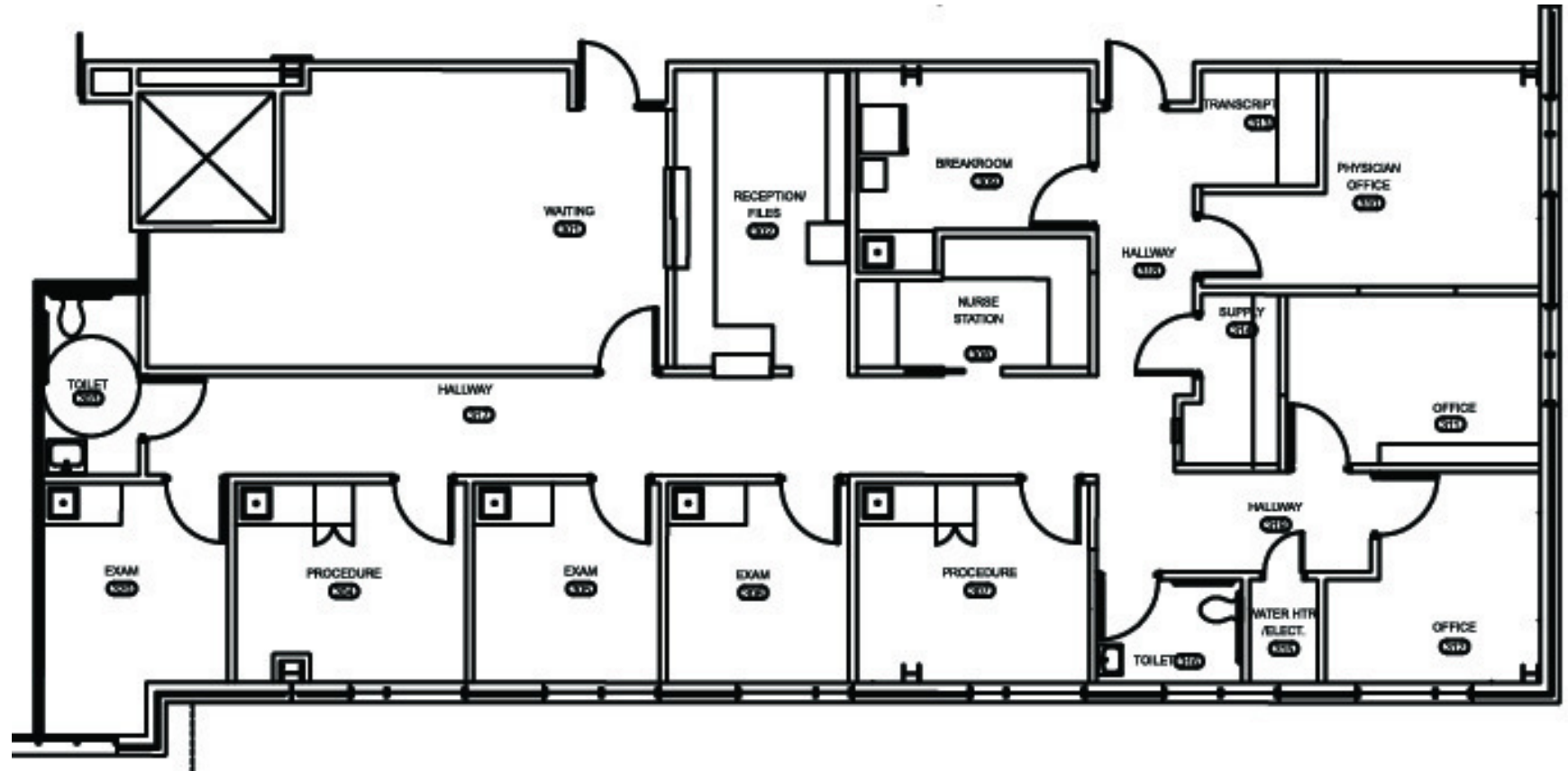
2,363 RSF

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309

2,602 RSF

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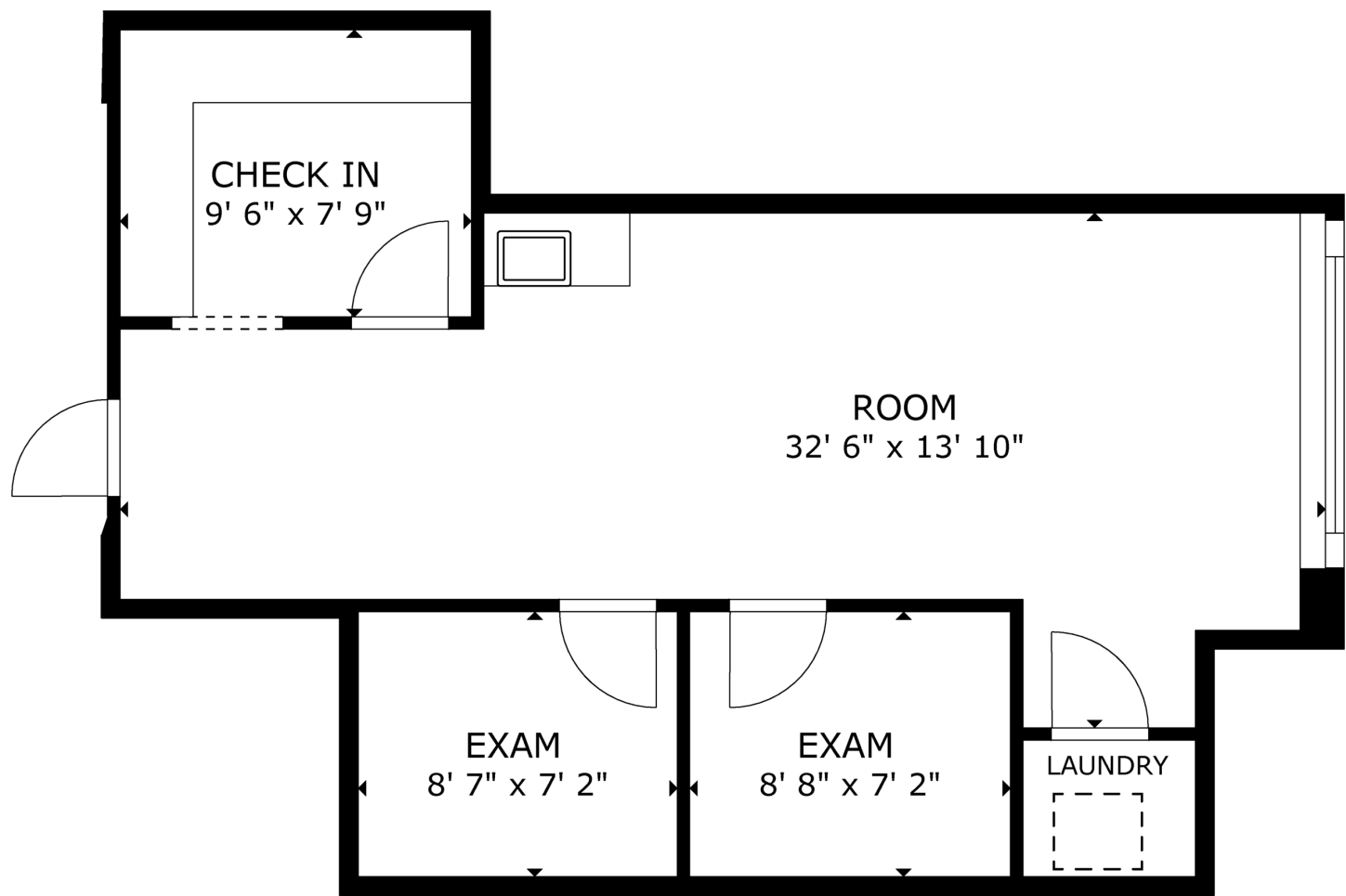
Director of Leasing

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# FLOOR PLANS

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311

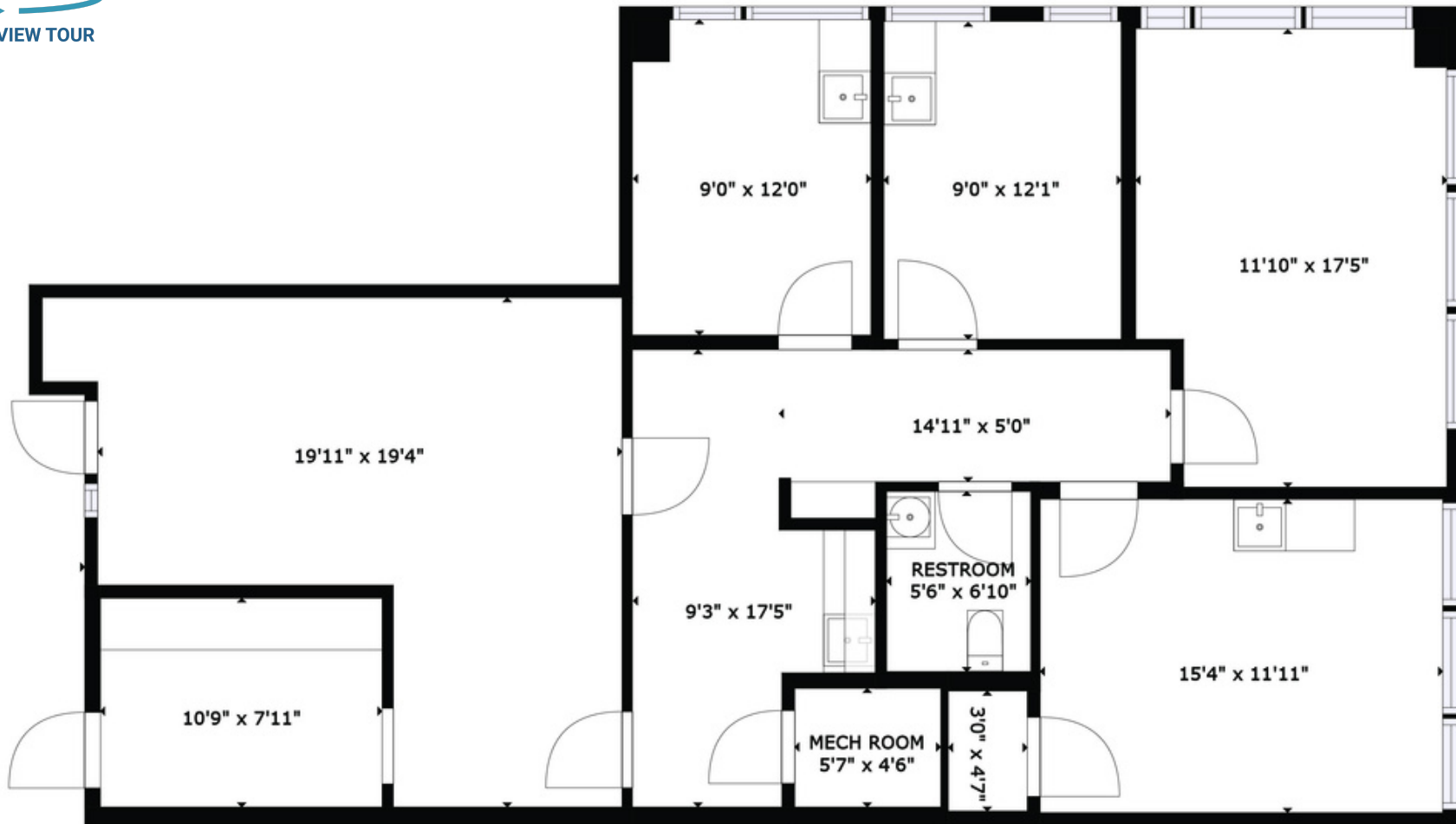
743 RSF

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403

1,578 RSF

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# DEMOGRAPHICS MAP & REPORT



## Population

	1 Mile	3 Miles	5 Miles
Total Population	6,299	58,728	154,193
Average Age	34.1	35.4	35.7
Average Age (Male)	32.7	34.8	35.3
Average Age (Female)	36.0	35.9	36.2

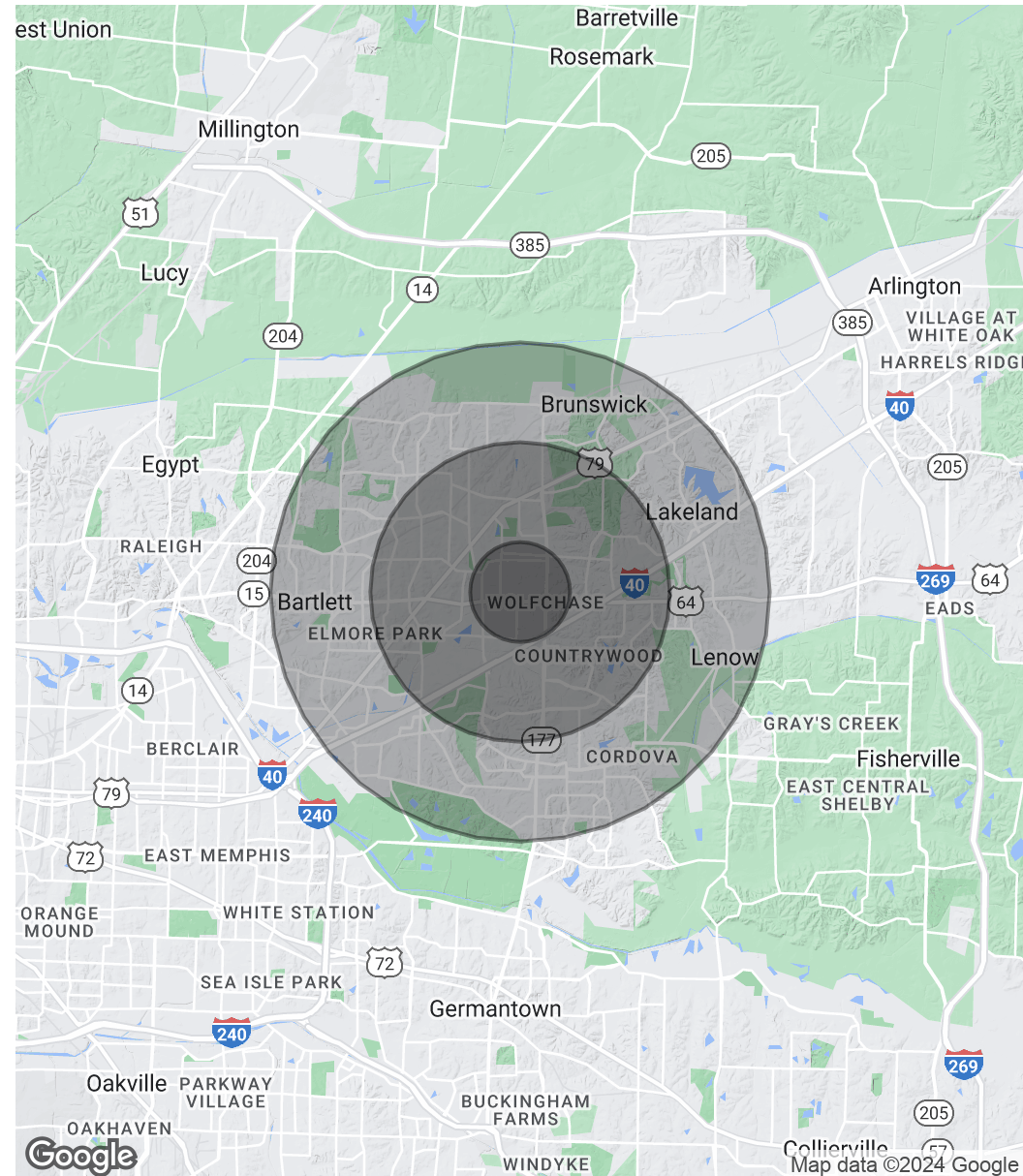
## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,067	22,548	58,487
# of Persons per HH	3.0	2.6	2.6
Average HH Income	\$78,473	\$74,000	\$76,149
Average House Value	\$296,806	\$181,641	\$187,837

## Race

	1 Mile	3 Miles	5 Miles
% White	75.6%	74.4%	70.7%
% Black	20.3%	18.1%	21.1%
% Asian	3.4%	3.3%	3.7%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.0%	0.1%	0.2%
% Other	0.3%	2.0%	2.1%

2020 American Community Survey (ACS)



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