



**CUSHMAN &  
WAKEFIELD**



**COMMERCIAL  
ADVISORS**

**FOR SUBLEASE**

**5055 Stage Rd**  
Memphis, TN 38128



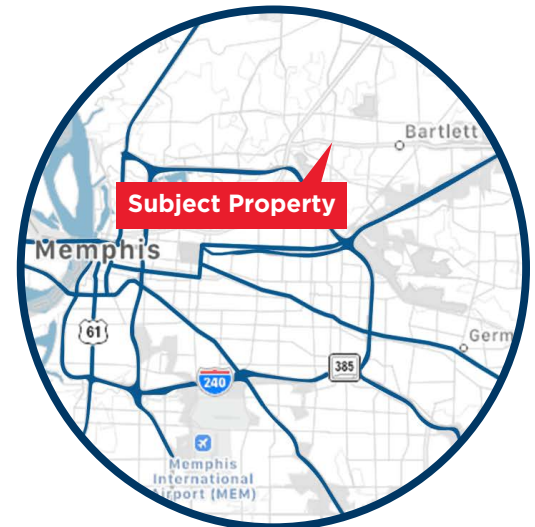
## PROPERTY HIGHLIGHTS

- 13,225 SF Available for Sublease at the Corner of Covington Pike and Stage Rd
- 1.410 Acres
- Zoned CMU-2

## Traffic Counts

### VPD

Covington Pike	24,363 VPD
Stage Rd	18,430 VPD



## Demographics

	1 Mile	3 Mile	5 Mile
Population	10,542	71,762	177,610
Median Household Income	\$60,573	\$55,645	\$56,745
Average Household Income	\$81,055	\$76,866	\$79,478
Median Age	35.4	35.5	35.4
# of Businesses	243	2,339	4,966
# of Employees	1,905	23,077	58,509

### Carson Claybrook

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**5055 Stage Rd**  
Memphis, TN 38128

# SITE PLAN

PARCEL ID: 0070530040  
OWNER: BARRETT WILLARD TR, LLC  
INSTRUMENT #: 00508850  
ZONING: C-P  
AREA: 4.14AC.

PARCEL ID: 0070510120  
OWNER: HTP COVINGTON PUB-STAGE LA  
INSTRUMENT #: 00506323  
ZONING: C-P  
AREA: 1.59AC.

**STAGE ROAD  
(TN HWY 15)  
(114' ROW)**

EXIST. 15' PLANT SCREEN  
PLAT BOOK 75, PAGE 41

35.48'  
N00°13'19"E

EXIST. 35' D/W  
(RIGHT IN/OUT)

EXIST. 8' PLANT SCREEN  
PLAT BOOK 157, PAGE 44

EXIST. 6" UNDERGROUND  
UTILITY EASEMENT  
INST. #E5 3426

REQ'D 16' LANDSCAPE  
SETBACK

S89°57'06"E  
57.55'

S89°57'06"E  
100.08'

EXIST. 21'  
LANDSCAPE  
SETBACK

SIGNALIZED  
INTERSECTION

REQ'D 65'  
BLDG. SETBACK

EXIST. SIGN  
TO REMAIN

10.00'  
S89°57'06"E

REQ'D 110'  
ACCESS POINT

N00°13'19"E  
170.04'

SECTION 1  
ENGLISH TOWNE SC-1  
PLAT BOOK 76, PAGE 41

PARCEL ID: 0000000140  
OWNER: SURLINGTON COAT  
FACTORY REALTY OF MEMPHIS  
INSTRUMENT #: 00017017  
ZONING: C-P  
AREA: 2.12AC.

AREA = ± 0.31  
ACRES

EXIST. 15' SANITARY  
SEWER EASEMENT

DUMPSTER

PARCEL ID: 0000000141  
OWNER: ROBERT T. KELLY, ET AL

INSTRUMENT #: KM 7466  
ZONING: C-P  
AREA: 47,885.00 SQ. FT. / 1.10AC

REQ'D 21'  
LANDSCAPE  
SETBACK

EXIST. 15'  
SANITARY SEWER  
EASEMENT

157, PAGE 44

EXIST. 10' DRAINAGE  
EASEMENT PLAT BOOK  
157, PAGE 44

124.76'  
S00°00'00"E

EXIST. 6'  
UNDERGROUND  
UTILITY EASEMENT  
INST. #E5 3426

REQ'D 15'  
SANITARY SEWER  
EASEMENT

**CVS/  
pharmacy**  
13,225 SF  
142'-4" X 95'-4"  
73 PARKING SPACES  
FFE = 304.80'  
TOTAL AREA = 1.41 ACRES

COMPACTOR

SECTION 2  
ENGLISH TOWNE SC-1  
PLAT BOOK 76, PAGE 41

67.55' S89°46'31"E

305.07' S89°46'31"E

EXIST. 10' PRIVATE  
DRAINAGE EASEMENT  
PLAT BOOK 236,  
PAGE 21

237.53' S89°46'31"E

147.00'

N00°13'29"E

53.53'

N89°46'31"W  
141.35'

REQ'D RETAINING  
WALL

SECTION 3  
ENGLISH TOWNE SC-1  
PLAT BOOK 236, PAGE 21

1 STORY MASONRY  
#2961  
F.F. ELEV.  
= 301.18

EXIST. MUTUAL  
ACCESS

REQ'D 85'  
BLDG.  
SETBACK

PARCEL ID: 0000000267  
OWNER: STAGE CROSSING  
PARTNERSHIP  
INSTRUMENT #: 00000000  
ZONING: C-P  
AREA: 24,821.93 SQ. FT. / 0.56AC

EXIST. 11' PLANT  
SCREEN PLAT BOOK  
157, PAGE 44

59.35'  
S01°54'41"E

87.70'  
S01°54'41"E

EXIST. 35' D/W  
(FULL ACCESS)

**COVINGTON PIKE  
(TN HWY 204)  
(114' ROW)**

PARCEL ID: 00001200137  
OWNER: CIRCLE K STORES INC.  
INSTRUMENT #: 00210900  
ZONING: C-P  
AREA: 0.20AC.

PARCEL ID: 00000000161  
OWNER: CCM #11.7D  
INSTRUMENT #: W6 6867  
ZONING: C-P  
AREA: 0.43AC.

SECTION 2  
ENGLISH TOWNE SC-1  
PLAT BOOK 85, PAGE 30

PARCEL ID: 0000000247  
OWNER: STAGE CROSSING PARTNERSHIP  
INSTRUMENT #: 00000379  
ZONING: C-P  
AREA: 3.88AC.

113.29'E  
30.82'

134.19'  
175.41'W

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