



Investment Opportunity

5640 & 5650 Airline Road, Arlington, Tennessee 38002

[Video Walkthrough](#)



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The Offering

Colliers, as exclusive advisor, is pleased to present to investors the two (2) story office building located at 5640 and 5650 Airline Road located in Arlington, TN. The building is 59,355 square feet and was originally built by Wright Medical as its headquarters building. MicroPort subsequently bought the office building, and it served as its headquarters. Most recently, Ford Blue Oval SK leased most of the building on a short-term lease while it completes its new location.

The building presents a tremendous opportunity for an investor or owner/user to purchase a building in the heart of Arlington, TN. Arlington, TN is well situated in southwest Tennessee, with air, road, rail and river connections close by. The Town sits on the eastern edge of Shelby County at the crossroads of two major transportation routes: I-40 and I-269. Beyond its exceptional road access, the Town is also roughly 30 miles from Memphis International Airport and the Port of Memphis. Located approximately 16 miles from Ford Blue Oval, the Megasite is estimated to cost \$5.6 billion to construct and will employ ~6,000 people.

Portfolio Summary

Address	5641 & 5650 Airline Road, Arlington, TN
Lot Size	~7.1 acres
Zoned	Office
Stories	2
Total SF	59,355 SF
Occupancy	Partially occupied currently but the



Offering price:

\$4,750,000

Terms:
All Cash, As-Is Where-Is

[Video Walkthrough](#)



All information is furnished from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease financing or withdrawal without notice.

Surrounding Amenities



Restaurants

- ① Airline & Otto Lane Shops
Domino's Pizza
Lenny's Grill & Subs
Little Caesars
Tast-T-O Donut
- ② Chipotle
- ③ Olympic Steak House
- ④ Smoothie King
- ⑤ Starbucks
- ⑥ Taco Bell

Restaurants (continued)

- ⑦ Wendys
- ⑧ Whataburger

Retail

- ① Arlington Automotive
- ② Buff City Soap
- ③ Kroger (COMING SOON!)
- ④ O'Rielly Auto Parts

Banks

- ① Bank of Arlington
- ② First Citizens National Bank
- ③ Patriot Bank
- ④ Regions
- ⑤ Simmons Bank

Schools

- ① Arlington Elementary School
- ② Arlington High School

Healthcare

- ① Baptist Medical Group
- ② Baptist Memorial Hospital
- ③ The Little Clinic (Milton Wilson Road)
- ④ OrthoSouth Arlington
- ⑤ Pediatrics East: Arlington
- ⑥ RedMed Urgent Clinic

Gas Stations

- ① Shell (Airline Road)



Market Overview

5640 Airline Rd, Arlington, Tennessee, 38002
3 mile radius

Household & population characteristics



\$120,767

Median household income



\$363,622

Median home value



86.7%

Owner occupied housing units



36.1

Median age



49.9%

Female population



64.7%

% Married (age 15 or older)

Annual lifestyle spending



\$4,030

Travel



\$39

Tickets to Movies



\$98

Theatre/Operas/Concerts



\$102

Admission to Sports Events



\$12

Online Gaming Services

Households & population



16,737

Current total population



16,882

5 Year total population



5,315

Current total households



5,477

5 year total households

Education



No high school diploma



20%

High school graduate



26%

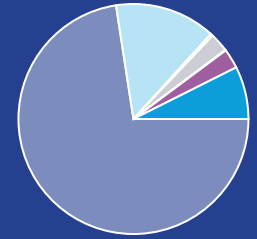
Some college



51%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



371

Total businesses



4,200

Total employees

Employment



73%

White collar



16%

Blue collar



11%

Services

2.2%

Unemployment rate

Annual household spending



\$3,111

Apparel & Services



\$350

Computers & Hardware



\$5,278

Eating Out



\$8,865

Groceries



\$9,525

Health Care