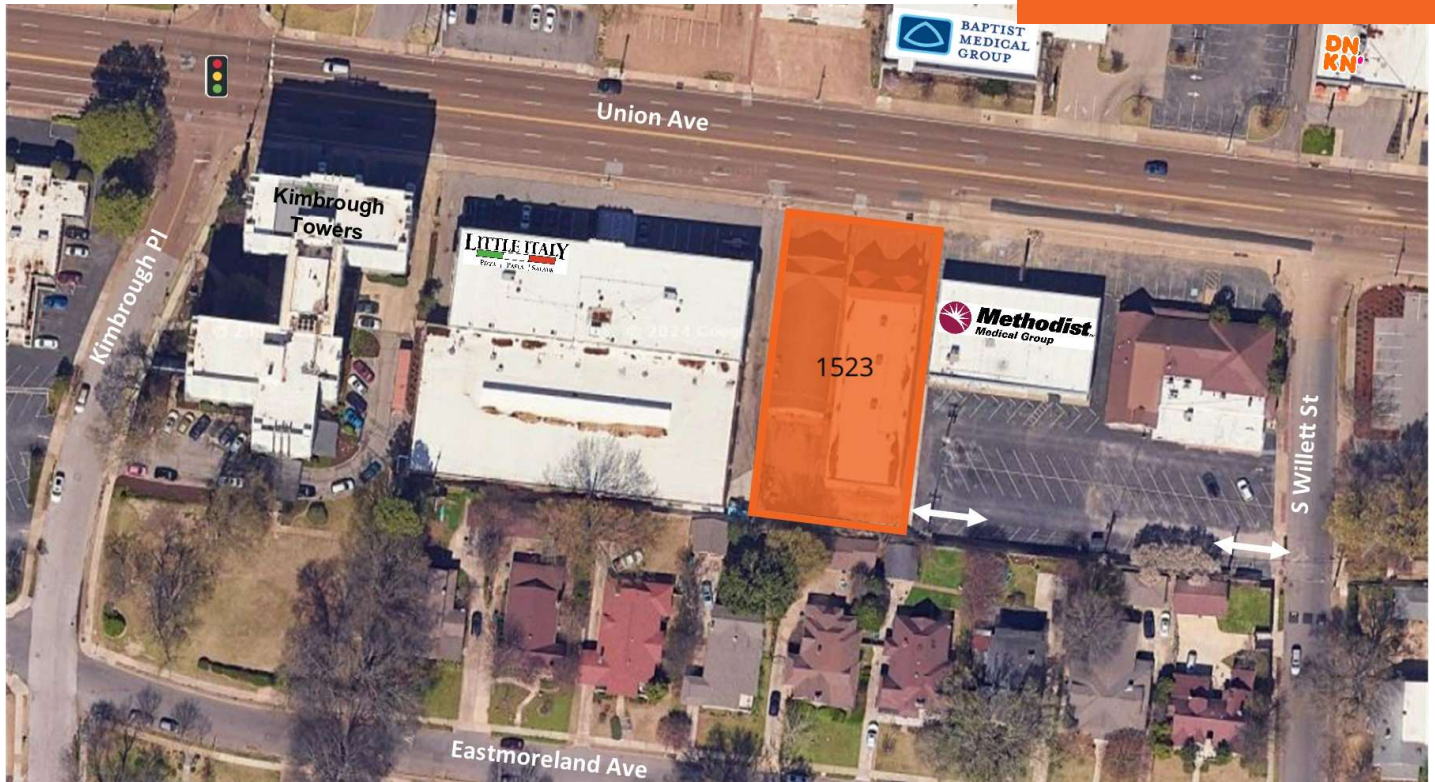


1523 UNION AVE

MEMPHIS, TN 38104

FOR LEASE




LOCATION DESCRIPTION

Proposed redevelopment located on Union Avenue between Kimbrough Place and South Willett Street in Midtown Memphis, Tennessee

PROPERTY HIGHLIGHTS

- Rare Union Avenue redevelopment opportunity
- Potential 2,000 SF retail building
- 100' Union Avenue frontage and 200' of depth
- Traffic Count (AADT): Union Ave 29,875



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	18,000	104,233	192,197
Daytime Population	29,531	153,071	242,501
Households	9,864	49,879	88,681
Average HH Income	\$95,982	\$77,914	\$74,552



HURSTON REED

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901.334.5708

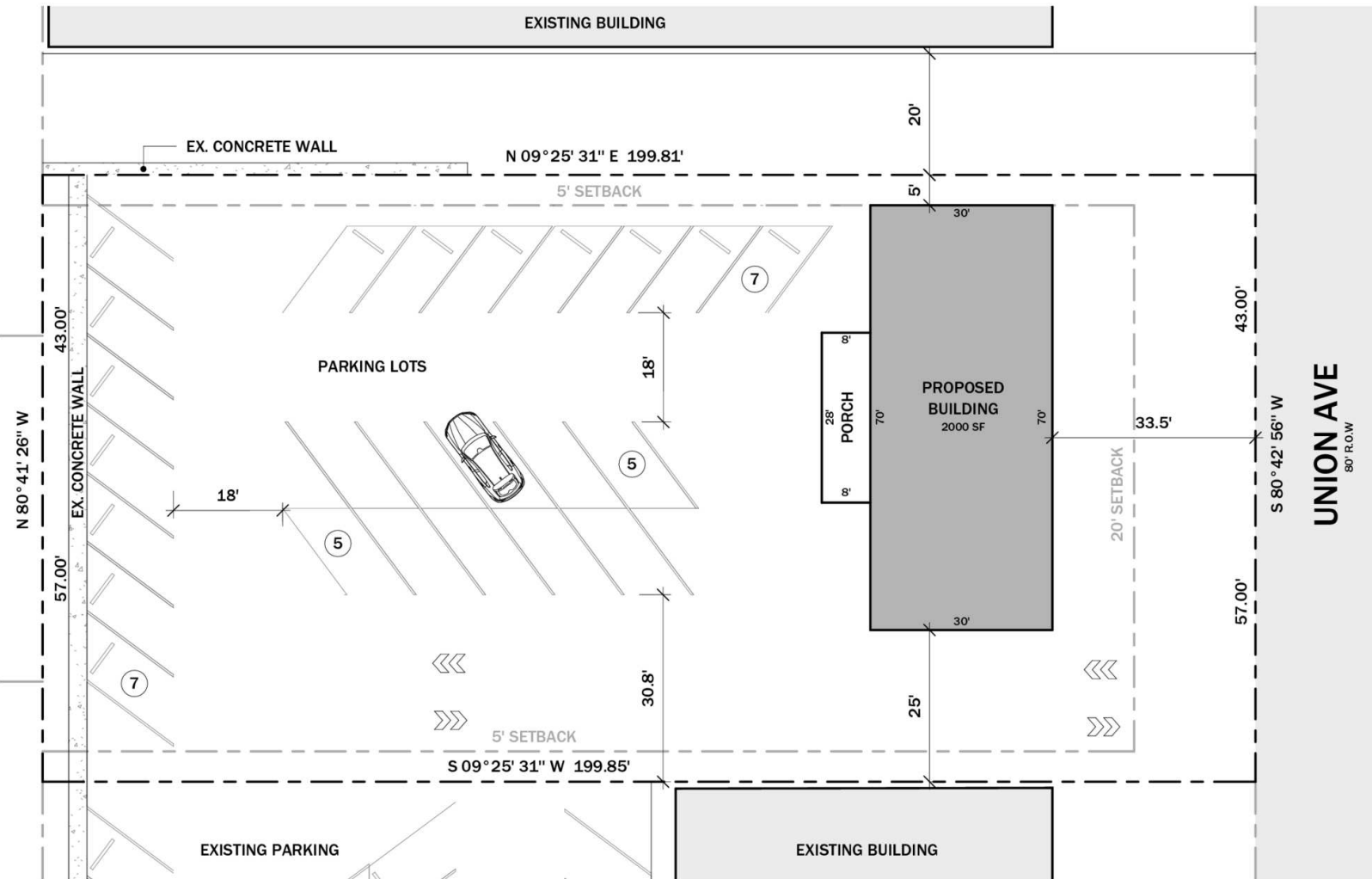
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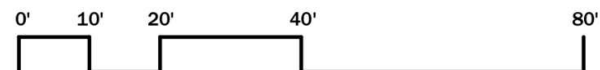
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1 SITE PLAN (OPTION 1)
SCALE: 1" = 20'-0"

JURISDICTION SHELBY COUNTY
PARCEL NUMBER 016023 00003
016023 00004
ZONING CMU-3
OWNER

LOT AREA 19,985 SF
BUILDING FOOTPRINT 2,000 SF
LOT COVERAGE 10.01%



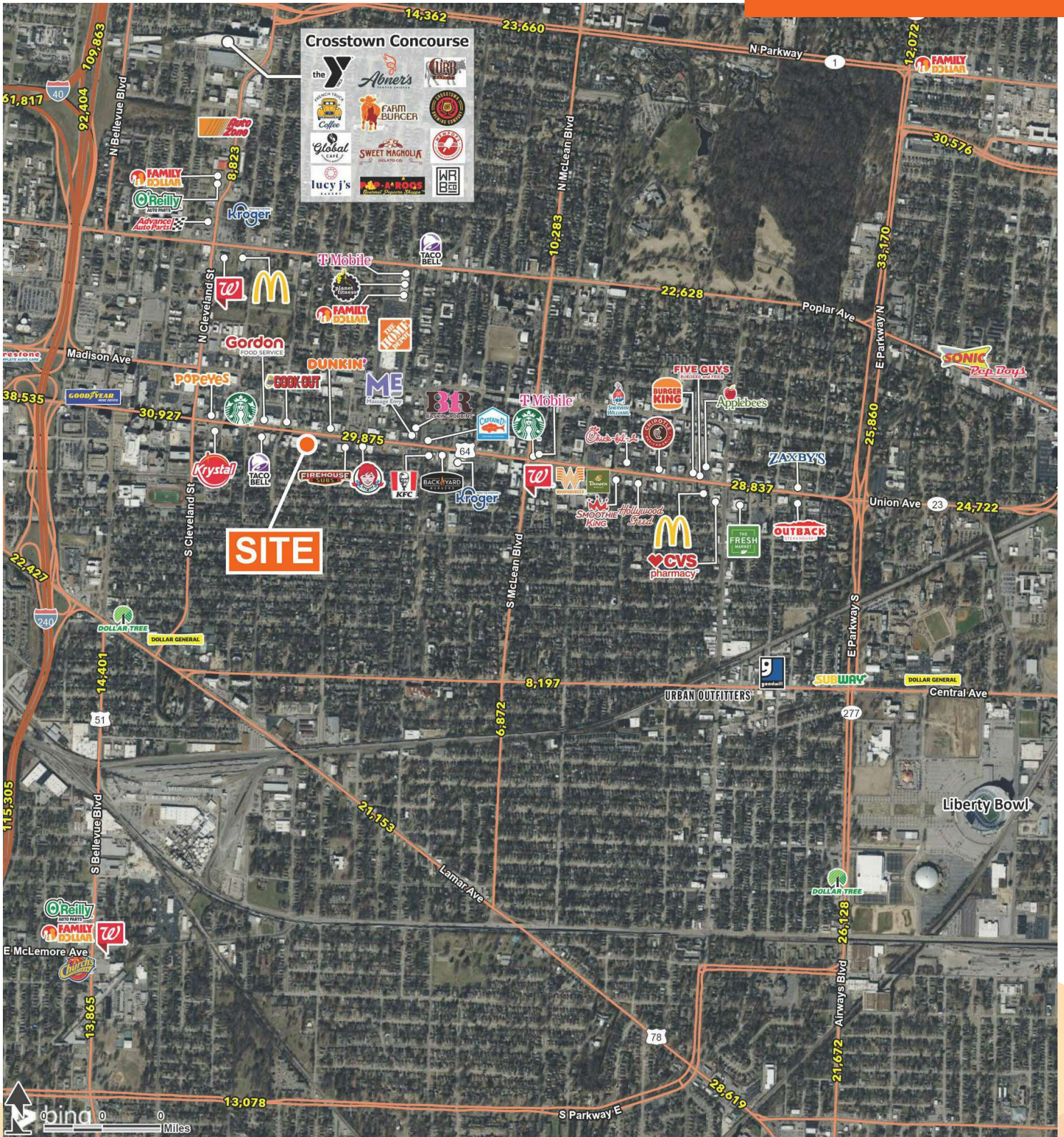
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