JONES AUR

FOR SUBLEASE

785 UNION AVENUE

MEMPHIS, TN 38103

850 RIDGE LAKE BLVD SUITE 103 | MEMPHIS, TN 38120 | 901.538.6363 | JONESAUR.COM

FOR LEASE

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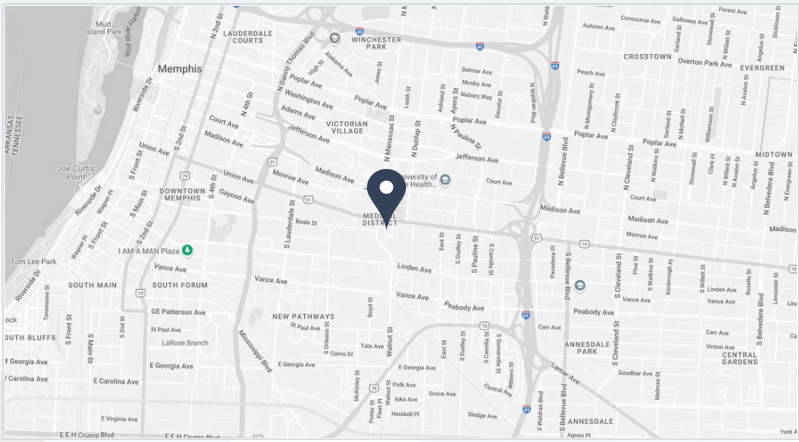

PROPERTY DESCRIPTION

This 6,122 SF suite is adjacent to a new ALDI in Midtown Memphis' Medical District — one of the city's most active and evolving areas. As the closest national grocery store to Downtown, ALDI attracts residents from Downtown, the Edge District, and the Medical District. Surrounded by top hospitals, research institutions, and new residential developments, the space offers excellent visibility and strong potential for a range of tenants.

PROPERTY HIGHLIGHTS

- Surrounded by new development, including the future Regional One Health Campus development - a $1 Billion project to build a new hospital and state of the art academic medical center in partnership with UT Health Science
- Close proximity to anchor medical institutions including the University of Tennessee Health Science Center, St. Jude's Children's Research Hospital, Le Bonheur Children's Hospital, and more
- Traffic Counts: Union Avenue (32,653 AADT), I-69 (87,193 AADT), and I-40 (76,269 AADT)

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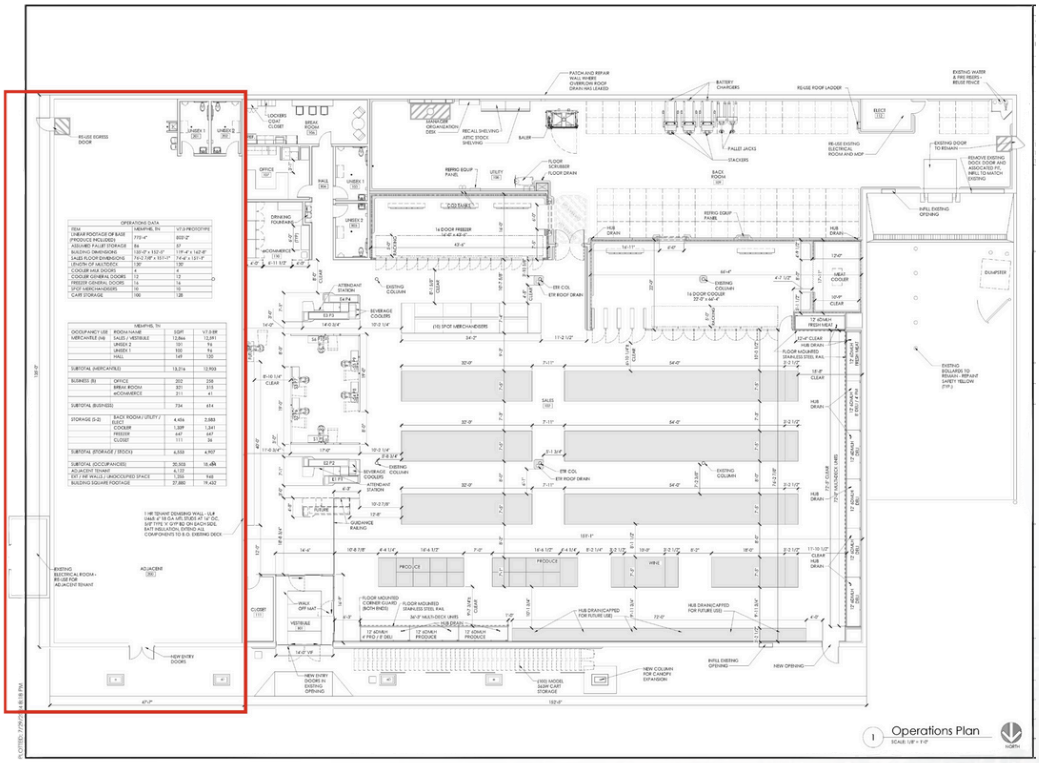
RETAIL AVAILABILITY

The new ALDI at 785 Union Avenue brings essential grocery access to Memphis's Medical District, a rapidly growing hub anchored by UTHSC, St. Jude, and Le Bonheur. Centrally located with direct access to Union Avenue and I-240, the site is just 2 minutes from Downtown, 5 minutes from Midtown, and under 10 minutes from neighborhoods like Central Gardens and the Edge District. As one of the only full-service grocery stores in the area, ALDI fills a critical need for nearby healthcare workers, students, and residents, while contributing to the continued momentum and revitalization of this vital corridor.



SPACE AVAILABLE

Suite 785-1	Available	6,122 SF
Suite 785-2	ALDI	21,218 SF

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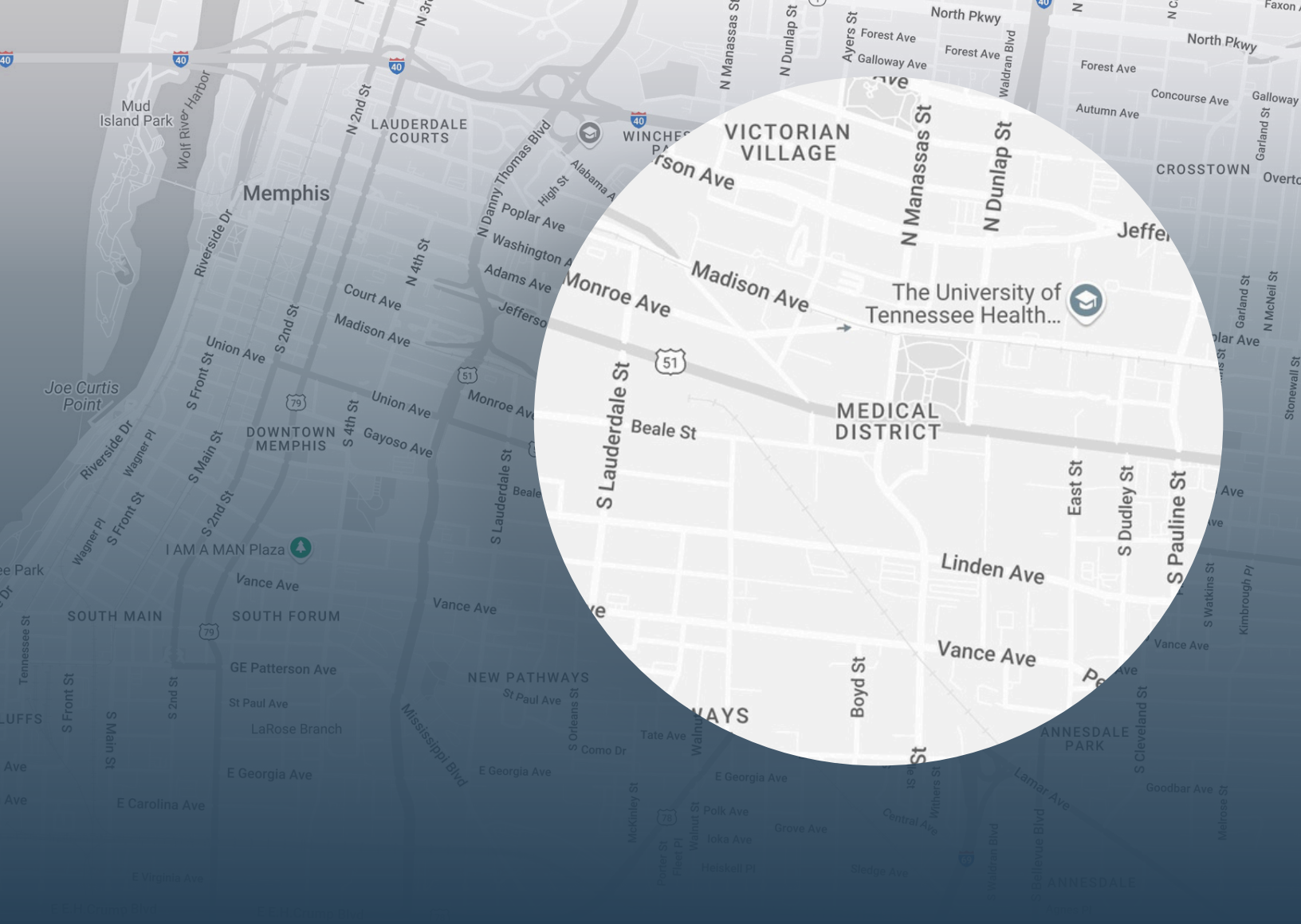

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LOCATION DESCRIPTION

785 Union Avenue sits at the heart of Memphis's revitalized Medical District, a neighborhood undergoing a major transformation fueled by over $1 billion in public and private investment. Surrounded by world-renowned institutions like Regional One Health, UTHSC, Le Bonheur, and St. Jude, the area is quickly evolving into a vibrant, walkable community that blends healthcare, research, education, housing, and retail.

New developments like Orleans Station, Rise Apartments, and The Walk on Union are bringing energy and density back to the corridor, while improved infrastructure and streetscapes are enhancing connectivity to nearby districts. With quick access to Downtown, Midtown, the Edge District, and I-240, 785 Union is ideally positioned in one of the city's most dynamic and strategically important locations.

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