

For Sale



785 Union Ave
Memphis, TN 38103



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hpiproperties.com



785 Union Ave, Memphis, TN 38103



PROPERTY INFORMATION

Sale Price	\$5,900,000.00
NOI	Year 1-5 \$273,360.00
	Year 6-10 \$287,028.00
Options	Year 11-15 \$300,696.00
	Year 16-20 \$314,364.00
Building Size	27,800 SF
Lot Size	2.45 AC



PROPERTY HIGHLIGHTS

- Aldi, a leading grocery retailer known for consistent growth, is committed to a long-term 10-year Net lease
- Located in the vibrant Medical District near the edge of Downtown Memphis, this property is just minutes from major landmarks like St. Jude Children's Research Hospital, the University of Tennessee Health Science Center, and Methodist University Hospital.
- Quick access to I-40, I-55, and I-240



DEMOGRAPHICS

Est. Employees (2024)	1 mi. - 25,585
Population (2024)	1 mi. - 14,187
	3 mi. - 91,321
	4 mi. - 127,035
Average Household Income	1 mi. - \$42,421
	3 mi. - \$83,280
	4 mi. - \$78,432
Traffic Count	Union Ave: 38,137 vpd
	I-69: 41,249 vpd Southbound
	I-69: 44,887 vpd Northbound



Jonathan Aron
Principal | Brokerage
jonathan@hpiproperties.com

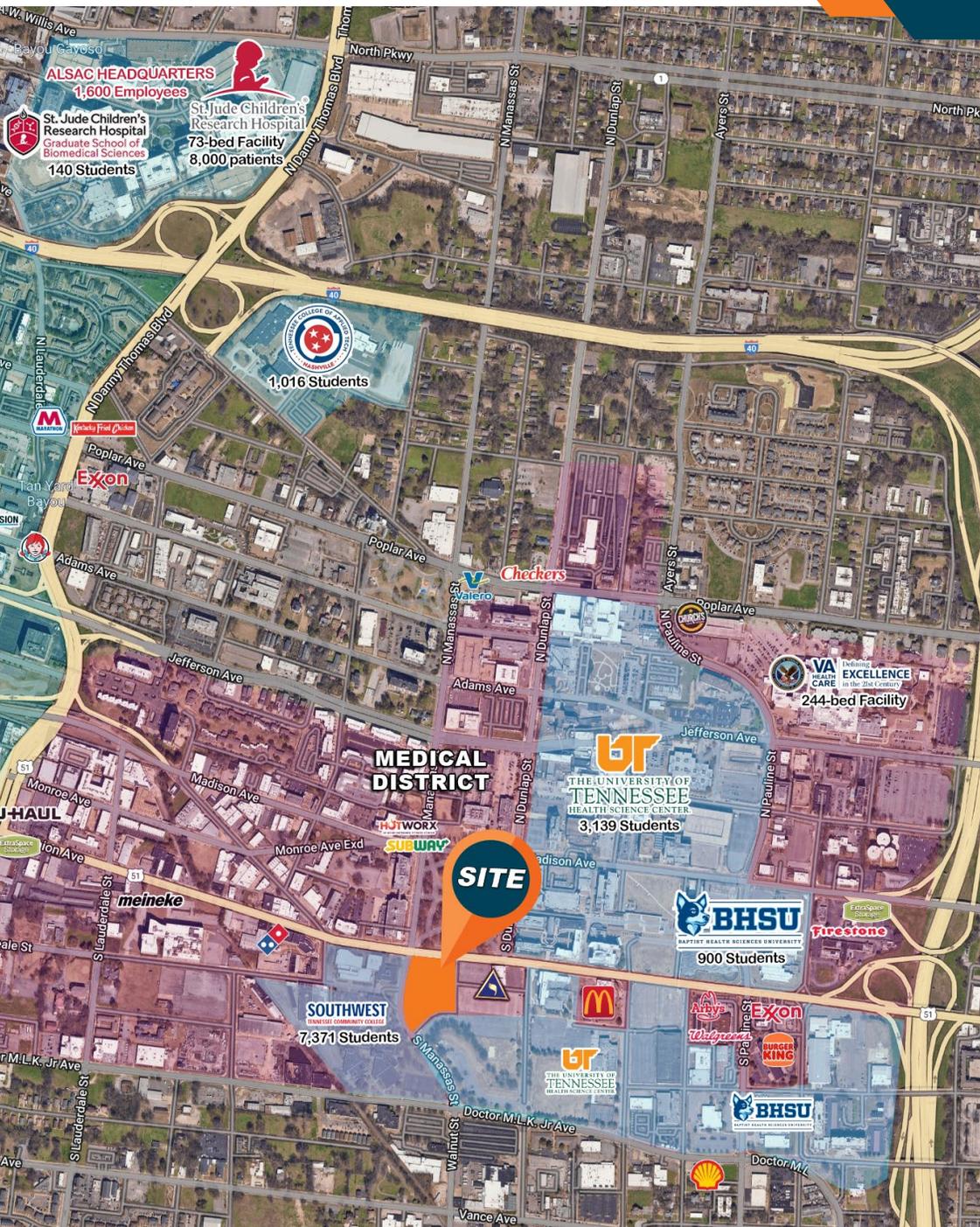
Jeffrey Aron
SVP | Development
jeffrey@hpiproperties.com

Sandy P. Aron
President
sandy@hpiproperties.com

Andrew Wright
VP | Investment Sales
andrew@hpiproperties.com

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800 • Houston, Texas 77046 • 713-623-6944
hpiproperties.com



Lease Abstract



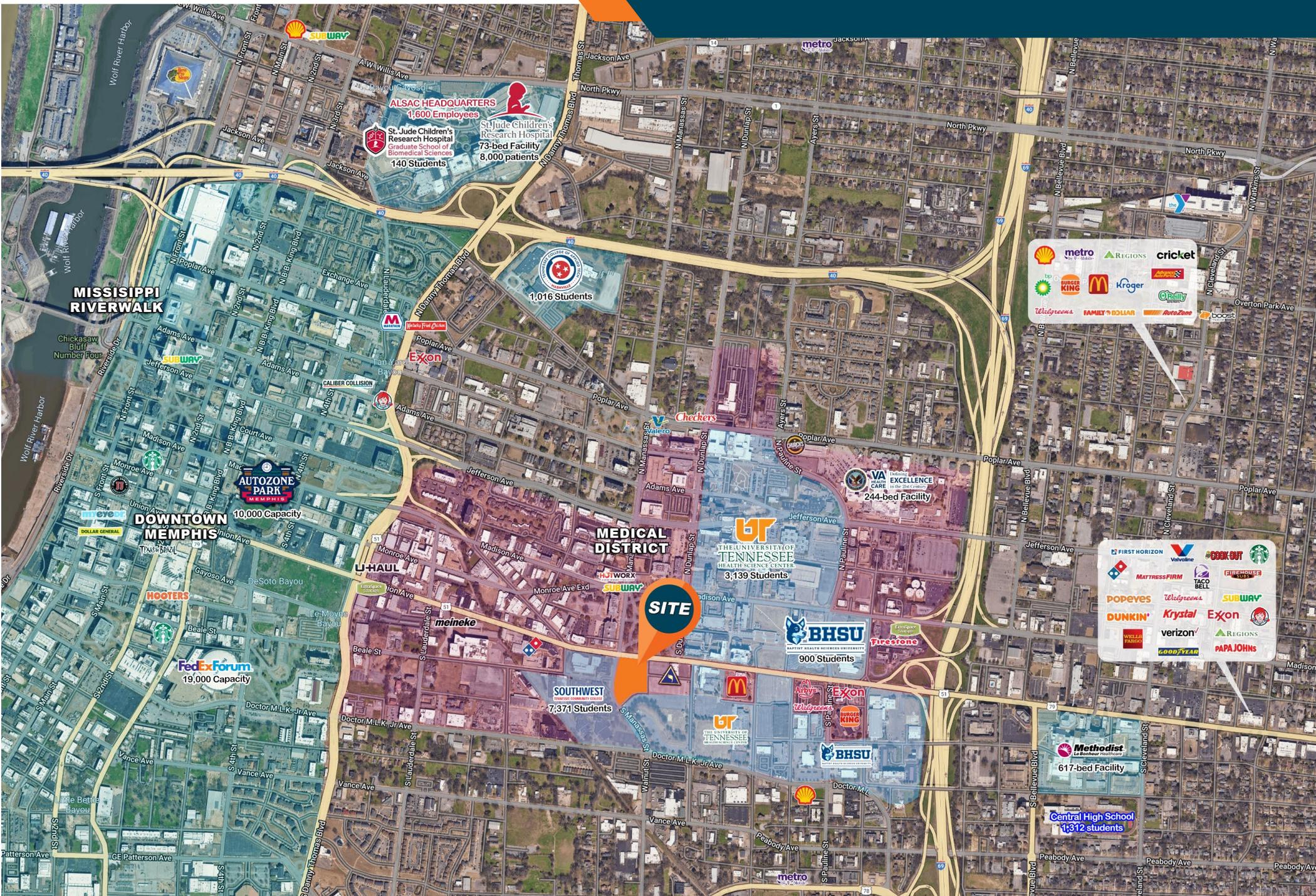
Aldi is a global discount supermarket chain known for its no-frills approach to retail, offering high-quality products at affordable prices. Founded in Germany by the Albrecht brothers in 1946, Aldi operates thousands of stores worldwide and is divided into two separate entities: Aldi Nord and Aldi Süd, each overseeing different regions. Aldi's business model emphasizes efficiency, simplicity, and cost-saving measures, which are passed on to customers through low prices. With a focus on private-label brands and limited selection, Aldi has built a reputation for quality, sustainability, and value, attracting a loyal customer base. As of 2024, Aldi has over 2,400 locations across 38 states in the United States, with plans for continued expansion in the coming years.



LEASE YEAR	ANNUAL RENT
Year 1-5	\$273,360.00
Year 6-10	\$287,028.00

ALDI	
Address	785 Union Ave. Memphis, TN 38103
Lease Type	Net Lease
Ownership Type	Fee Simple
Tenant Guarantor	Corporate
Asking Price	\$5,900,000.00
NOI	\$273,360.00
Primary Term	10 Years
Rent Increases	5% Increase Year 6-10
Lease Commencement	06/08/2025
Lease Expiration	06/30/2035
Renewal Options	Four (4), 5-Years Option Periods Year 11-15 \$300,696.00 Year 16-20 \$314,364.00 Year 21-25 \$328,032.00 Year 26-30 \$341,700.00
Building Size (Sq Ft)	27,800 SF
Land Size (Acres)	2.45 AC
Year Built/ Remodeled	1999/2025





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Hunington Properties, Inc.	454676	sandy@hpiproperties.com	713.623.6944
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sanford Paul Aron	218898	sandy@hpiproperties.com	713.623.6944
Designated Broker of Firm	License No.	Email	Phone
Jonathan Aron	644676	jonathan@hpiproperties.com	713.623.6944
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jeffrey Aron Andrew Wright	724858 733960	jeffrey@hpiproperties.com andrew@hpiproperties.com	713.623.6944
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date