



51,359 SF RETAIL AVAILABLE FOR SALE OR LEASE

FORMER GROCERY BUILDING

11635 US-70 | ARLINGTON | TENNESSEE

CBRE

PROPERTY OVERVIEW

2005
Year Built


Center Anchored, Suburban


Great Condition, Brick


Excellent Visibility and Traffic

9.69
Total Acres


Located in a Major Intersection
of Arlington

51,359
Total SF

ADJACENT TENANTS

Goodwill
Industrial & Commercial Real Estate



SITE PLAN

Hwy 70

Airline Rd

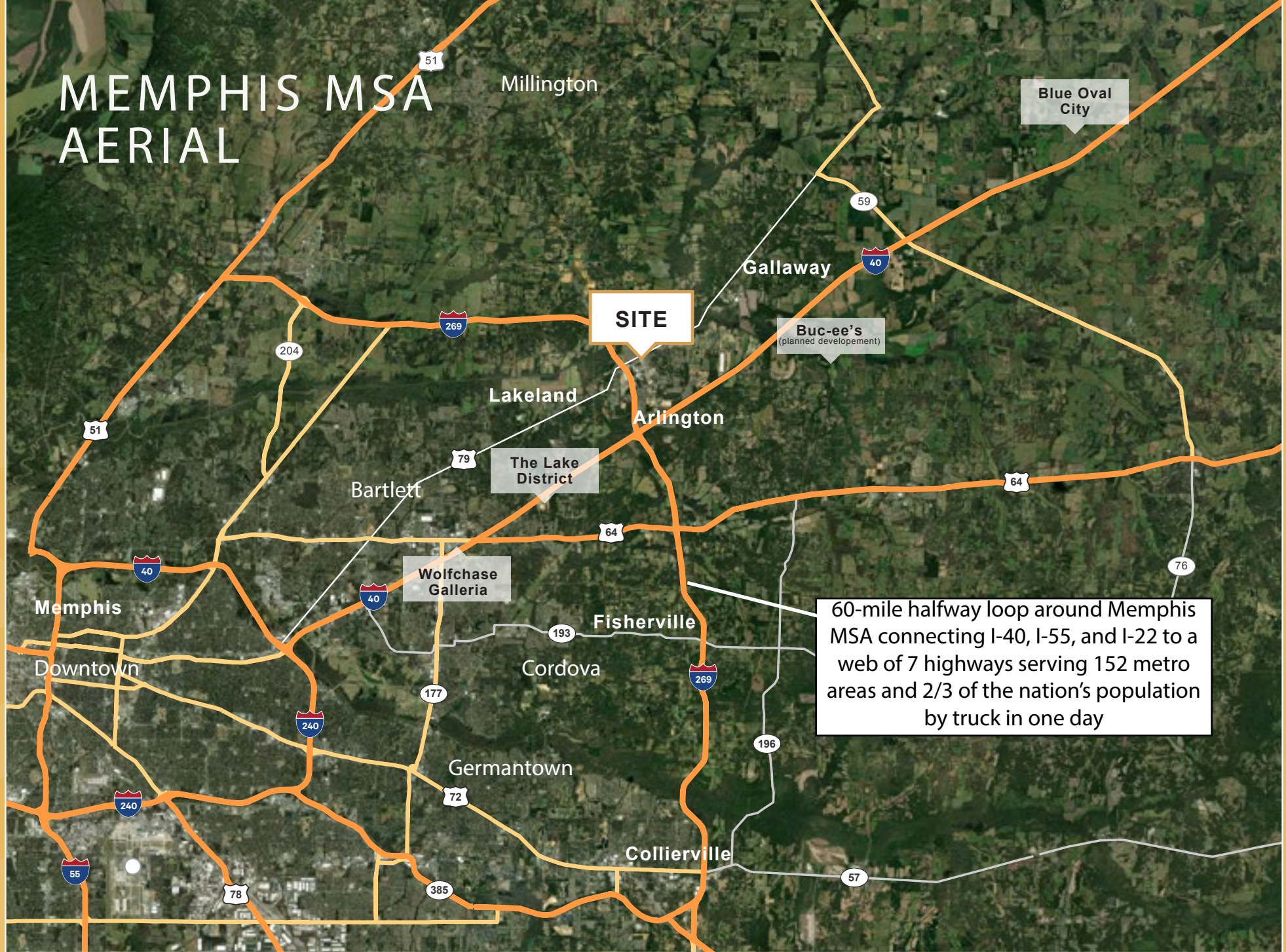
Village Center St

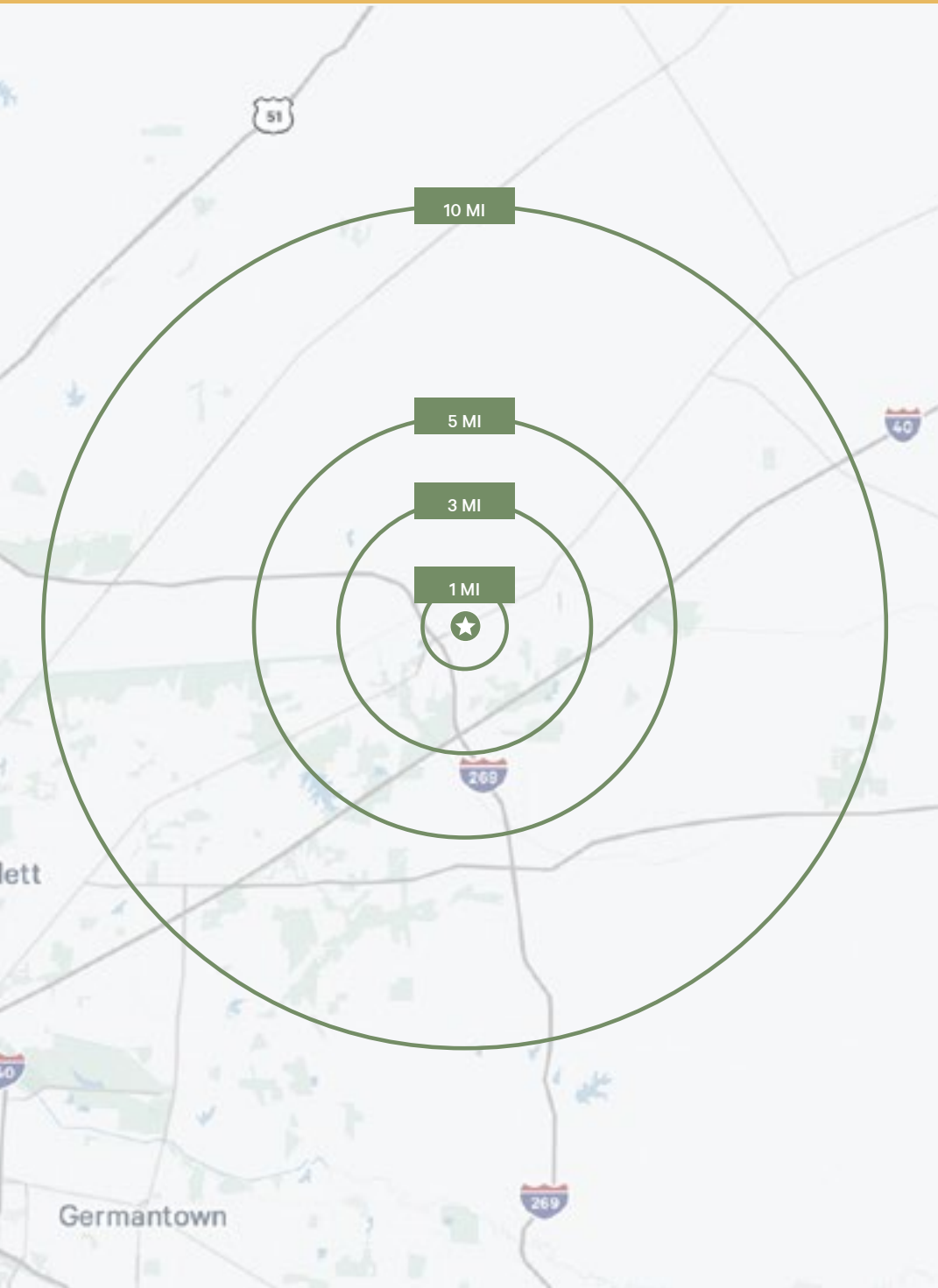
FUEL CENTER TO BE
SUBDIVIDED

80,000 SF +/- OF RAW
LAND ADJACENT FOR
FUTURE EXPANSION



MEMPHIS MSA AERIAL





DEMOGRAPHICS

2023

	1 MILE	3 MILES	5 MILES	10 MILES
BUSINESSES	176	338	452	2,656
EMPLOYEES	1,789	3,522	4,380	33,659
POPULATION	1,992	16,416	24,718	117,012
HOUSEHOLDS	637	5,135	7,906	42,304
AVG HOUSEHOLD INCOME	\$135,530	\$138,400	\$148,629	\$123,136
HOUSING UNITS	640	5,262	8,127	43,811



ECONOMIC DEVELOPMENT

ARLINGTON, TENNESSEE

\$115M

retail sales in Retail Trade and Food
& Drink Industries (2020)

\$210M

demand potential in Retail Trade and Food & Drink (2020)

#1 ON TEN MOST
SUCCESSFUL CITIES IN TN
2016 (Zippa Rating)

BEST CITY FOR YOUNG FAMILIES IN TN 2015 (Nerd Wallet)

BEST CITY FOR HOME OWNERSHIP IN TN 2014 (Nerd Wallet)

#3 MOST AFFORDABLE PLACE TO LIVE IN TN 2014 (Movoto Rating)

2ND LARGEST HIGH
SCHOOL IN TN
Arlington High School

PUBLIC INFRASTRUCTURE
INVESTMENTS 2019-2020

\$3M

- for roads and sewer extensions

\$10M+
in Depot Square

(Town dollars spent; does not include private development.)

BLUE OVAL

An all-new \$5.6 billion 3,600-acre mega campus in Stanton, Tenn., called Blue Oval City, will reimagine how vehicles and batteries are manufactured. This site is 17 miles from Arlington, TN and will include a new Tennessee College of Applied Technology, SK Innovation and will create 27,000 jobs directly and indirectly, not including construction.

NATIONAL AND INTERNATIONAL
BUSINESSES IN ARLINGTON



Source: Arlington Chamber of Commerce



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CBRE

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