



PROPERTY DESCRIPTION

Located in Arlington's historic Depot Square District, this 10,219 SF building sits on roughly 2.32 acres with prime Highway 70 frontage and walkable access to shops, dining, and civic amenities

PROPERTY HIGHLIGHTS

- Flexible zoning allows pedestrian-friendly design, retail, office, or mixed-use concepts
- Rare land opportunity in the designated town center district with strong investment potential
- Arlington ranked among the fastest-growing suburbs in West Tennessee
- Convenient access to I-40 & I-269, connecting Arlington to the Memphis metro area
- Traffic Counts: US-70 (15,046 AADT) and I-385 (19,671 AADT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,136	4,889	7,553
Total Population	3,699	15,436	23,160
Average HH Income	\$137,826	\$132,224	\$143,512

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