

FOR SALE 1622-1628 UNION AVE

Prime Retail Investment on High-Traffic Union Avenue



SIGNIFICANT UPSIDE

Rents 43% Below Market & 75% Occupancy

OFFERING AT \$948,480.00

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BARRY MAYNARD
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GILL
PROPERTIES

AI ENHANCED IMAGE

6815 POPLAR AVENUE, SUITE 110
GERMANTOWN, TN 38138
901.758.1100

RENTERS

PROPERTY PHOTOS



 **62,000+**
Vehicles Per Day

AVAILABLE | \$15 PSF +NNN

AREA OVERVIEW

1622 - 1628 UNION AVENUE | MEMPHIS, TN 38104



BRAND NEW APTS. | THE KENNEDY



1 MILE

POPULATION	16,740
HOUSEHOLDS	8,725
HH INCOME	\$98,090

3 MILES

POPULATION	110,895
HOUSEHOLDS	50,629
HH INCOME	\$68,088

5 MILES

POPULATION	213,392
HOUSEHOLDS	94,431
HH INCOME	\$68,141

FINANCIAL OVERVIEW



VALUE SUMMARY

NOI **\$71,136.62**
CAP RATE **7.50%**

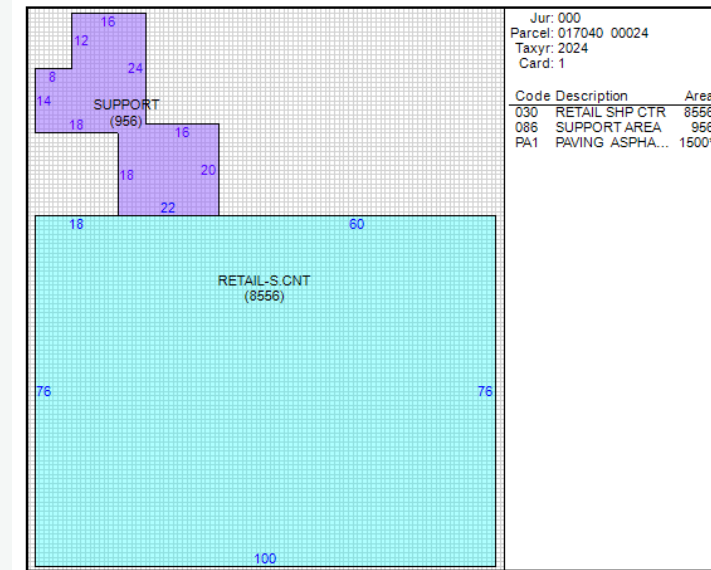
PROPERTY

1622-1628 UNION AVENUE



2026 RENT ROLL

SUITE	TENANT	SIZE	RENT	ANNUALLY	TERMS
1622	BEST RUBBER STAMPS *IN BUSINESS 60 YEARS	2,139 SF	\$2,500.00	\$30,000.00	NEW 3 YR
1624	SMOKEOLOGY	2,139 SF	\$2,500.00	\$30,000.00	4 YRS
1626	FLUID TATTOO	2,139 SF	\$2,310.00	\$27,720.00	3 YRS
1628	AVAILABLE	<u>2,139 SF</u>	<u>\$0</u>	<u>\$0</u>	<u>TBD</u>
TOTALS		8,556 SF	\$7,310.00	\$87,720.00	



- FOUR BAYS: 2,139 SF EA
- LOT SIZE: .373 AC | 16,248 SF
- LOT DIMENSIONS: 100x162.5
- YEAR BUILT: 1955
- BUILDING SIZE: 9,512 SF



2026 OPEX SUMMARY

INSURANCE | \$.40 PSF: \$ 2,100.00
PROPERTY TAXES: \$12,483.38
ANNUAL RESERVE: \$ 1,500.00
LAWN: \$ 500.00
TOTAL OPEX EXPENSES **\$17,083.38**

BROKERS:

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