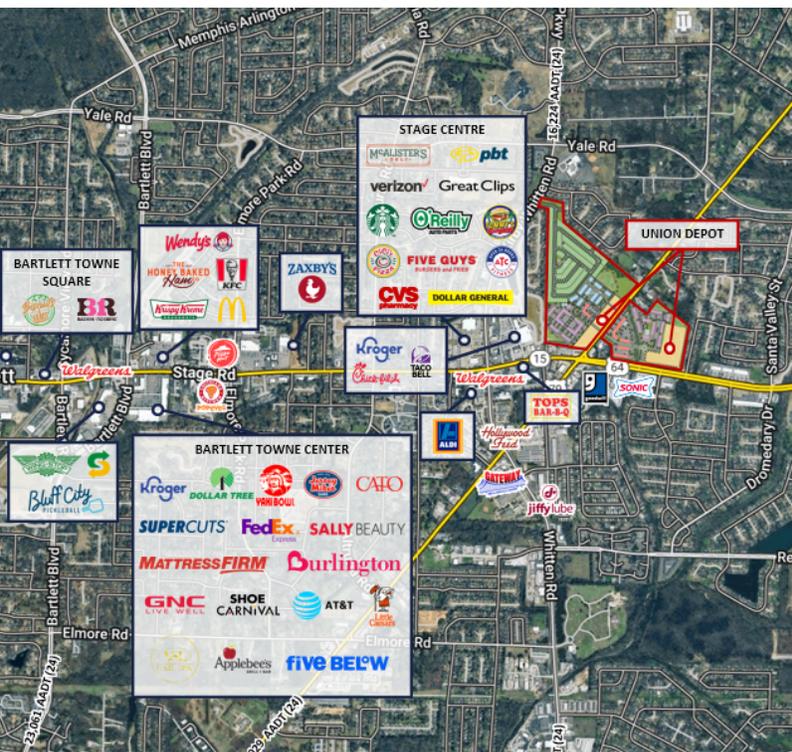


UNION DEPOT

6896 U.S. 70 | BARTLETT, TN 38135



PROPERTY DESCRIPTION

Union Depot is a 74.9-acre master-planned, mixed-use community in Bartlett, Tennessee, offering a walkable urban neighborhood with mixed-commercial spaces featuring retail, dining, and office opportunities.

PROPERTY HIGHLIGHTS

- Thoughtfully designed mixed-use community with residential and commercial components
- Multiple residential formats including single-family homes, townhomes, flats, and loft-style living
- Ground-floor retail, restaurant, and office opportunities
- Walkable, urban neighborhood design with landscaping, walking trails, and recreation areas
- Traffic Counts: Stage Rd (26,856 AADT) and Summer Ave (12,782 AADT)

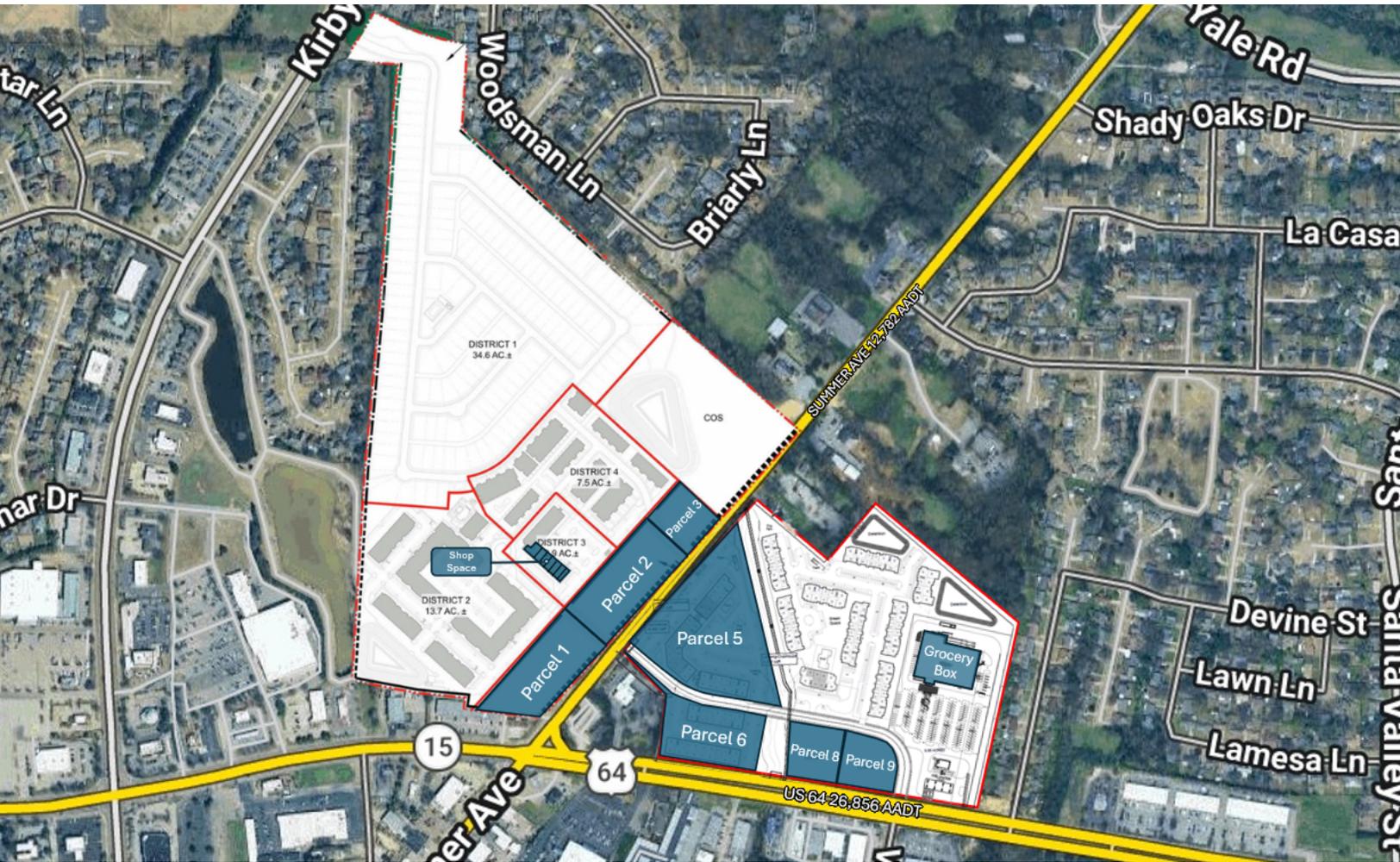
| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 3,300 | 26,281 | 67,233 |
| Total Population | 8,864 | 67,241 | 175,675 |
| Average HH Income | \$77,669 | \$86,825 | \$89,148 |

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UNION DEPOT

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| SUITE | TENANT NAME | SPACE SIZE |
|-------------|----------------------|------------|
| Parcel 1 | Available | 2.63 Acres |
| Parcel 2 | Available | 2.55 Acres |
| Parcel 3 | Available | 1 Acres |
| Shop Space | Available- Divisible | 8,464 SF |
| Parcels 6 | Available | 2.6 Acres |
| Grocery Box | Available | 48,585 SF |
| Parcel 8 | Available | 1.3 Acres |
| Parcel 9 | Available | 1.3 Acres |
| Parcel 5 | Available | 6 Acres |

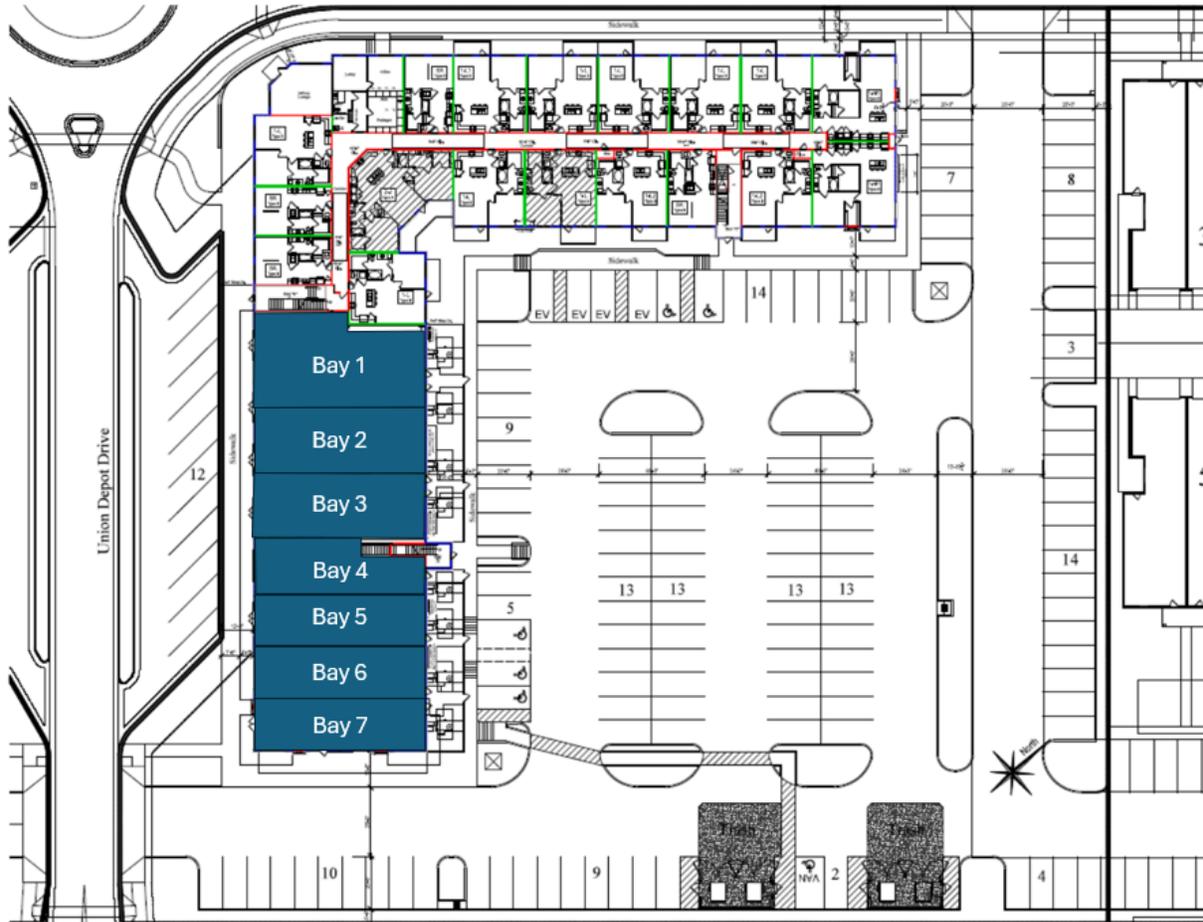
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PHASE I EXISTING AVAILABILITY



| PARCEL | TENANT NAME | SPACE SIZE | PARCEL | TENANT NAME | SPACE SIZE |
|--------|-------------|------------|--------|-------------|------------|
| Bay 1 | Available | 1,338 SF | Bay 5 | Available | 1,215 SF |
| Bay 2 | Available | 1,215 SF | Bay 6 | Available | 1,215 SF |
| Bay 3 | Available | 1,289 SF | Bay 7 | Available | 1,215 SF |
| Bay 4 | Available | 977 SF | | | |

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