

Retail Space For Lease



1603 Union Ave.
Memphis, TN 38104



About the Property:

1,900 SF retail space available perfect for salon or service retailer. The property has a new roof and HVAC systems. The ceiling is exposed for a new modern urban design. Ready for move-in with minor work to be completed.

- Highly desirable End Cap Space
- Midtown Location part of Central Gardens
- High Traffic Location – 44,000 VPD on Union
- High Attraction next to busy Wendy's

DEMOGRAPHICS:

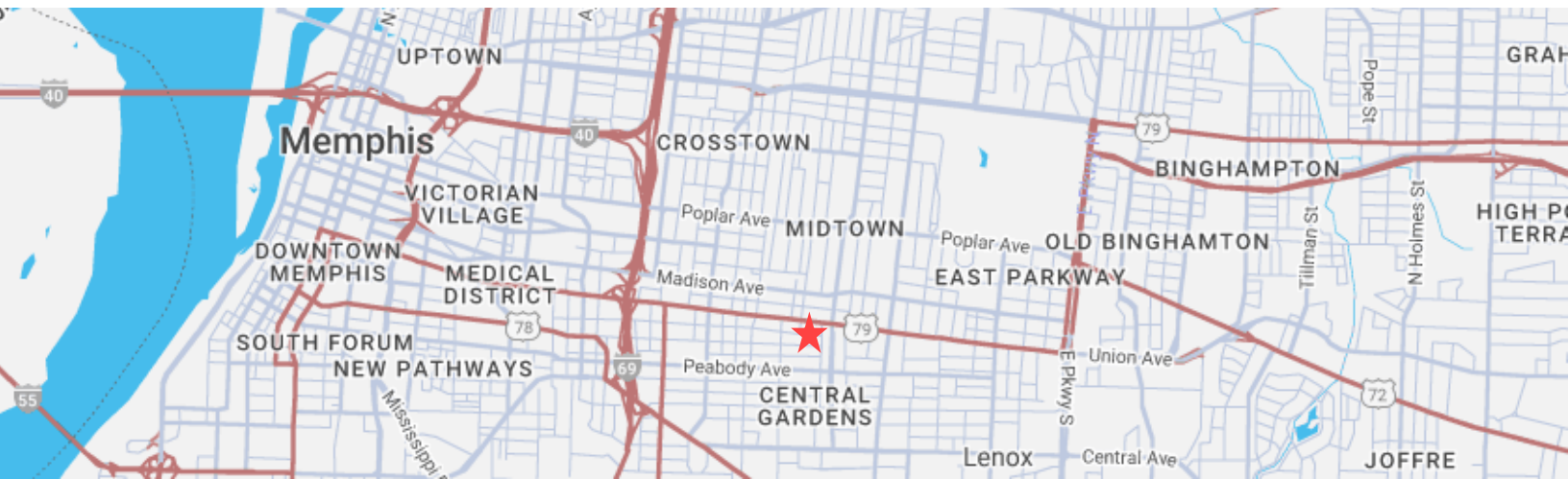
Radius	Population	Average HH Income
1-Mile	16,988	\$91,096
3-Mile	114,640	\$58,885
5-Mile	217,015	\$59,892

Contact:

Eric Vu

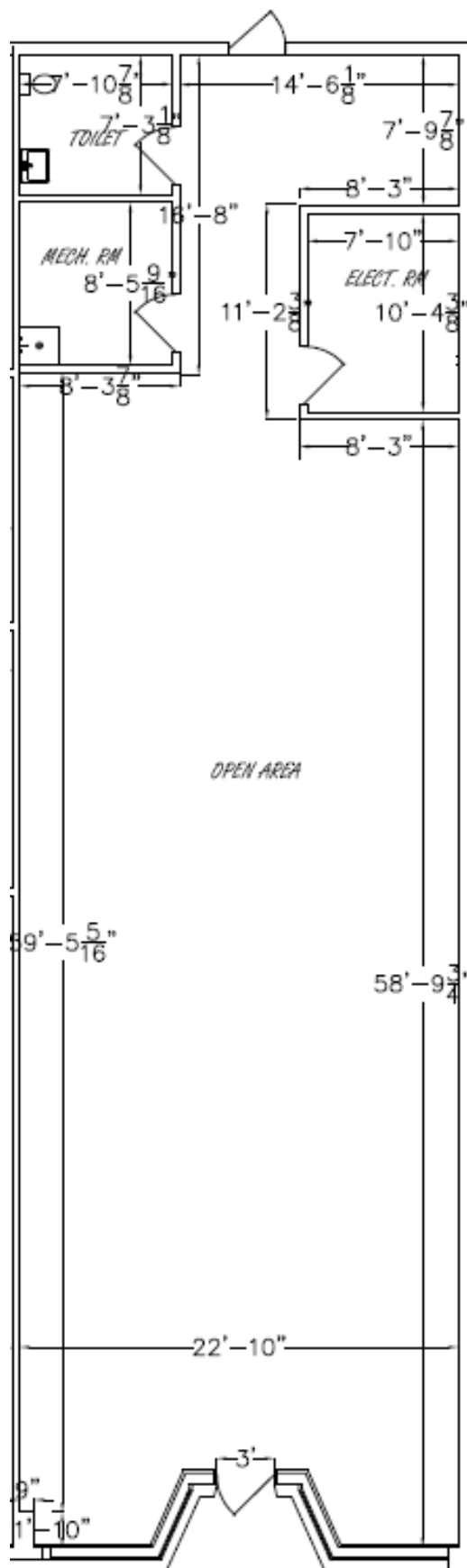
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Floor Plan

1603 Union Ave



1603 UNION AV.
APPROX. 1828 SQ. FT.