



1604 Union

1604-1618 UNION AVENUE, MEMPHIS, TN 38104

This exciting retail renovation project featuring an expanded parking field for the building is strategically located in the heart of Midtown Memphis on the northeast corner of Union Avenue and S. Avalon Street just east of Methodist University Hospital, the Southern College of Optometry campus and the larger Memphis Medical District.

Area retail includes Kroger, Home Depot, CVS, Walgreens, and many others.

TRAFFIC COUNTS:

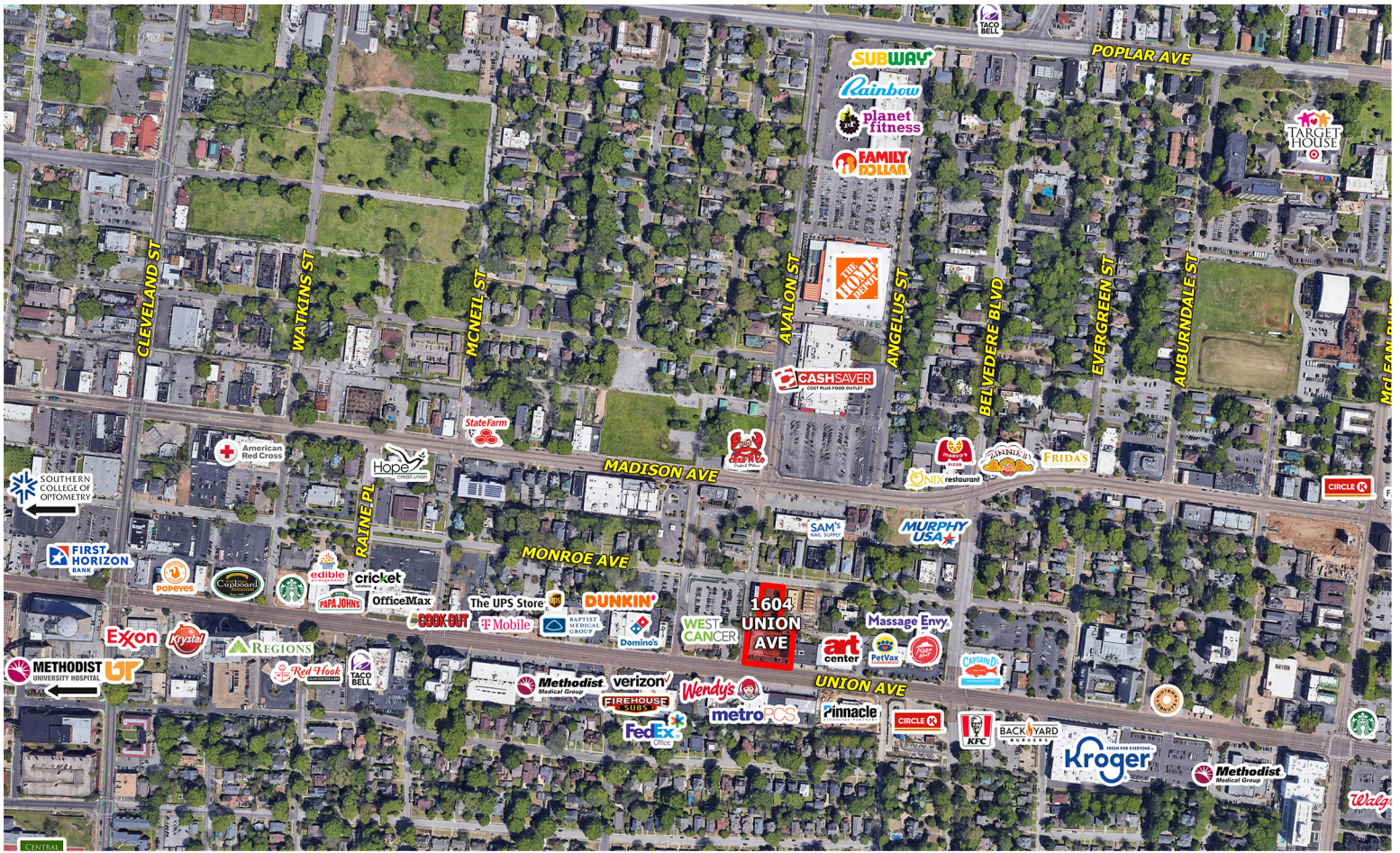
Union Avenue 37,393 VPD

GLA: 16,559 SF
RATE: \$25.00 PSF
NNN: \$5.25 PSF
ANCHORS: TBD

DEMOGRAPHICS:

	Population	Avg Income
1 Mile	17,894	\$80,211
Daytime	22,491	
3 Miles	115,452	\$57,115
Daytime	97,807	
5 Miles	224,490	\$58,914
Daytime	130,816	





SITE PLAN
1604 UNION AVENUE
 OWNER: SCHATZ FAMILY ASSET TRUST I
 0.984 ACRES
 WARD 17, BLOCK 40, PARCELS 2, 3, 25-27
 ZONING: CMU-3 & RU-4 (MIDTOWN OVERLAY)

SR CONSULTING, LLC
 ENGINEERING - PLANNING
 5909 Shabby Oaks Drive
 Memphis, TN 38134
 901-373-0380
 (646) 379-0770
 www.SRCE-memphis.com

MEMPHIS, TENNESSEE
 MAY 2021
 SHEET 1 of 3

BOA 20-23

