

RETAIL PROPERTY FOR LEASE | DUNKIN DONUTS BUILDING

5121 West Union Rd., Millington, TN 38053



JUST ACROSS FROM FORKED RIVER COMMONS

JOIN DUNKIN' & RESULTS PHYSIOTHERAPY

END CAP UNIT AVAILABLE



BUCHANAN
REALTY
GROUP

INVESTMENTS | MANAGEMENT | BROKERAGE | DEVELOPMENT

FOR LEASE

5121 W UNION RD., MILLINGTON, TN 38053

**2,308 SF
FOR LEASE**

Heather Witherspoon
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731.616.3320

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PROPERTY DESCRIPTION

Build-to-Suit in Dunkin' Donuts Building | Prime Retail Location – Millington, TN
A premium built-to-suit opportunity in Dunkin' Donuts' building in the heart of Millington's thriving retail corridor. Strategically located directly across from Forked River Commons, this high-visibility site offers excellent exposure along a heavily trafficked commercial stretch with strong neighboring national brands.

PROPERTY HIGHLIGHTS

-BUILD TO SUIT
-21,000+ VPD
-ACROSS FROM FORKED RIVER COMMONS, MILLINGTON, TN
-DRIVE-THRU CAPABILITY
-AMPLE ON-SITE PARKING
-PROMINENT PYLON AND BUILDING SIGNAGE AVAILABLE

- Build to Suit, End Cap, 2,308 SQ FT
- 21,000+ VPD
- Across from Forked River Commons, Millington, TN

OFFERING SUMMARY

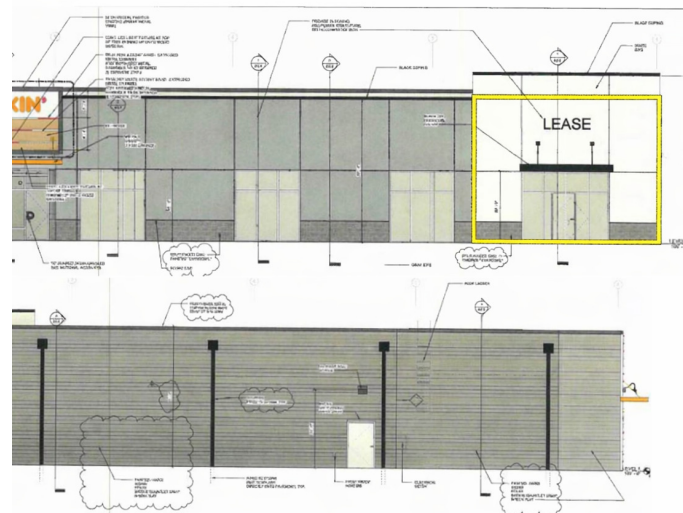
Lease Rate:	Negotiable
Number of Units:	1
Available SF:	2,038 SF
Building Size:	4,105 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,642	8,157	29,650
Total Population	8,732	20,729	80,734
Average HH Income	\$74,105	\$82,442	\$95,397

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