



Investment Opportunity

11450 Gulf Stream Road, Arlington, Tennessee 38002



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The Offering

Colliers, as exclusive advisor, is pleased to present to investors the building located at 11450 Gulf Stream Road located in Arlington, TN. The building is 31,372 square feet and sits on a 4.1-acre parcel and was originally built by Wright Medical. MicroPort subsequently bought the flex building, and it has served as one of its manufacturing sites.

The building presents a tremendous opportunity for an investor or owner/user to purchase a building in the heart of Arlington, TN. Arlington, TN is well situated in southwest Tennessee, with air, road, rail and river connections close by. The Town sits on the eastern edge of Shelby County at the crossroads of two major transportation routes: I-40 and I-269. Beyond its exceptional road access, the Town is also roughly 30 miles from Memphis International Airport and the Port of Memphis. Located approximately 16 miles from Ford Blue Oval, the Megasite is estimated to cost \$5.6 billion to construct and will employ ~6,000 people.

Portfolio Summary

Address	11450 Gulf Stream Road, Arlington, TN 38002
Lot Size	~4.1 Acres
Zoned	Light Industrial
Stories	1
Total SF	31,372
Occupancy	0%



Aerial

Offering price:

\$2,750,000

Terms:

All Cash, As-Is Where-Is

Surrounding Amenities



Restaurants

- ① Airline & Otto Lane Shops
Domino's Pizza
Lenny's Grill & Subs
Little Caesars
Tast-T-O Donut
- ② Chipotle
- ③ Olympic Steak House
- ④ Starbucks
- ⑤ Wendys
- ⑥ Whataburger

Corporations

- ① Americold Logistics
- ② Gerdau Ameristeel
- ③ Lineage Logistics
- ④ Microport Dist. Center
- ⑤ Plasma Coatings
- ⑥ PnueTools, Inc.
- ⑦ Rich Products Corporation
- ⑧ Stryker Corporation
- ⑨ Sunrise Builders Supply

Banks

- ① Bank of Arlington
- ② First Citizens National Bank
- ③ Patriot Bank
- ④ Regions
- ⑤ Simmons Bank

Schools

- ① Arlington Elementary School
- ② Arlington High School

Healthcare

- ① Baptist Memorial Hospital
- ② The Little Clinic *(Milton Wilson Road)*
- ③ OrthoSouth Arlington
- ④ Pediatrics East: Arlington
- ⑤ RedMed Urgent Clinic



Market Overview

5640 Airline Rd, Arlington, Tennessee, 38002
3 mile radius

Household & population characteristics



\$120,767

Median household income



\$363,622

Median home value



86.7%

Owner occupied housing units



36.1

Median age



49.9%

Female population



64.7%

% Married (age 15 or older)

Annual lifestyle spending



\$4,030

Travel



\$39

Tickets to Movies



\$98

Theatre/Operas/Concerts



\$102

Admission to Sports Events



\$12

Online Gaming Services

Households & population



16,737

Current total population



16,882

5 Year total population



5,315

Current total households



5,477

5 year total households

Education

3%

No high school diploma



20%

High school graduate



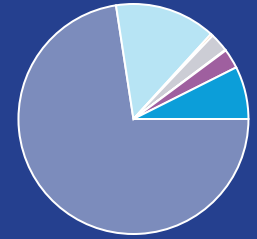
26%
Some college



51%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



371

Total businesses



4,200

Total employees

Employment



73%

White collar



16%

Blue collar



11%

Services

2.2%

Unemployment rate

Annual household spending



\$3,111

Apparel & Services



\$350

Computers & Hardware



\$5,278

Eating Out



\$8,865

Groceries



\$9,525

Health Care