



# Investment Property For Sale

1700 W. Reelfoot Ave. Union City, TN  
**\$3,000,000**

**Steve Horrell, Principal Broker**  
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3030 Sidco Drive Nashville, TN 37204

**Investment Property**  
**65,930 Total SF Available**  
**7.6% Cap Rate**  
**\$230,000 NOI**

**2 Credit Tenants**  
**(2) 8' x 8' Dock-High Loading Doors**  
**(1) 8' x 10' Drive In Door**

**VIRTUAL TOUR! CLICK HERE**



## Two Thriving and Growing Retail Businesses!



## Drive In / Dock-High Loading Doors in the Rear



## Discovery Park of America

Discovery Park of America, located in Union City, TN, offers visitors a world-class educational and entertainment experience with more than 70,000 sq. feet of exhibits. The Robert E. and Jenny D. Kirkland Foundation has donated \$80 million to the creation of Discovery Park. The Foundation plans to give 3 million in continuing support for expansion and operational support. The center in Union City also includes space for meetings and social events for large groups. Discovery Park of America attracts thousands of visitors to the area each year.



# Vanity Fair Outlet



# Bargain Hunt



# UNION CITY, TENNESSEE DEMOGRAPHICS

## Union City Trade Area

The Union City Trade Area includes Obion, Lake, Weakley, and Gibson Counties in Tennessee and Fulton, Hickman and Graves Counties in Kentucky. I-69 is now under development in the area, and I-155, a connector to I-55 is already in place. Other major US Highways also provide excellent access to Union City from a 50 mile radius and beyond.

## Distance To Other Retail Centers

Nashville, TN	180 miles
Memphis, TN	110 miles
Paducah, KY	60 miles
Jackson, TN	60 miles

Obion County currently provides many distinct opportunities for manufacturing, distribution, and commercial retail trade as a location of choice. Within the ensuing 3 to 4 year period, many additional advantages will accrue from companies choosing this community for investment.

## Air Transport

The Everett-Stewart Airport is located in Obion County, about 5 miles south of the business district in Union City. The airport has expanded to 7,000' and upgraded to serve over 86% of the U.S. corporate air fleet. The airport is the second highest class air facility in Tennessee, a "regional service airport".

## Rail Transport

Quality rail service is provided by the Canadian National (CN) Railroad; the only U.S. carrier that provides direct coast-to-coast service, both North and South, with connections to all Class 1 railroads on the North American Continent.

## Demographics

### 2016 Projection

Population:	10,895
Median Age:	39
Ave. HH Income:	\$39,676
No. of HH:	4,102

Daily Traffic Count: 34,270

## The University of Tennessee at Martin

Martin is 15 miles south of Union City. The University of Tennessee at Martin is a branch of U.T. Knoxville. Over 6,800 students currently attend U.T. Martin and the university plans to continue growing in the coming years.





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## Future I-69 Route Through Obion County

**When I-69 is complete, it will be a major North American Trade route stretching from Canada to Mexico.**

**Portions of I-69 are now complete and the route through Obion County is under development.**

**Interchanges with every major highway in Union City will create prime retail and commercial development sites.**



Approximately 2.5 Hours  
from Nashville  
and 2 Hours from Memphis

