

1700 W. Reelfoot Avenue

Union City, TN 38261

FOR LEASE

33,000± Total SF

Open Retail Space

Available Immediately

1 Drive In Door for Loading

Bargain Hunt is Next Door

\$6 PSF | Net



Steve Horrell, Principal Broker

615.400.5763

shorrell@horrellcompany.com

OFFICE 615.256.7114 | FAX 615.256.7181 | 3030 SIDCO DRIVE, NASHVILLE, TN 37204

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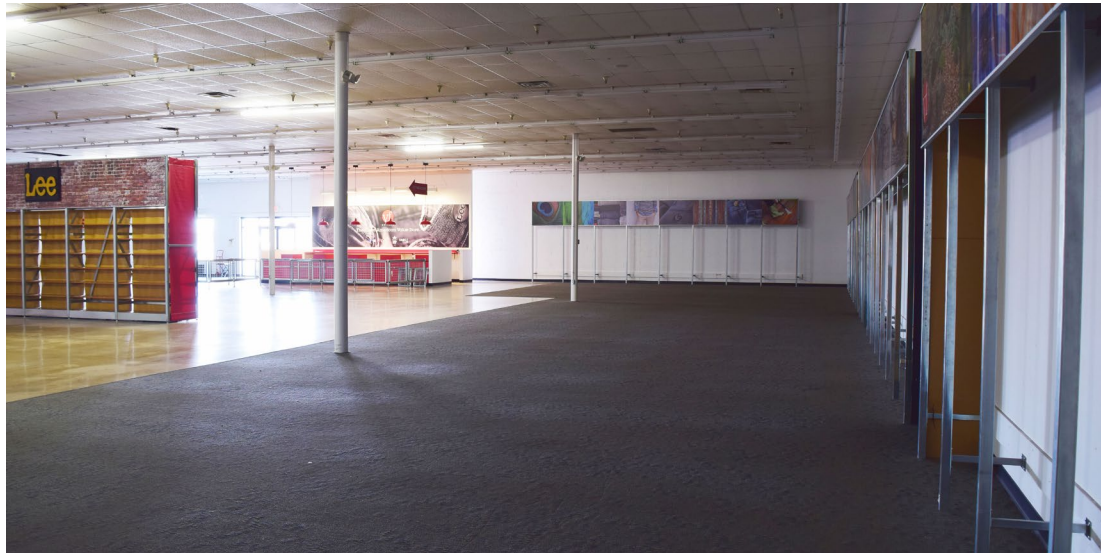
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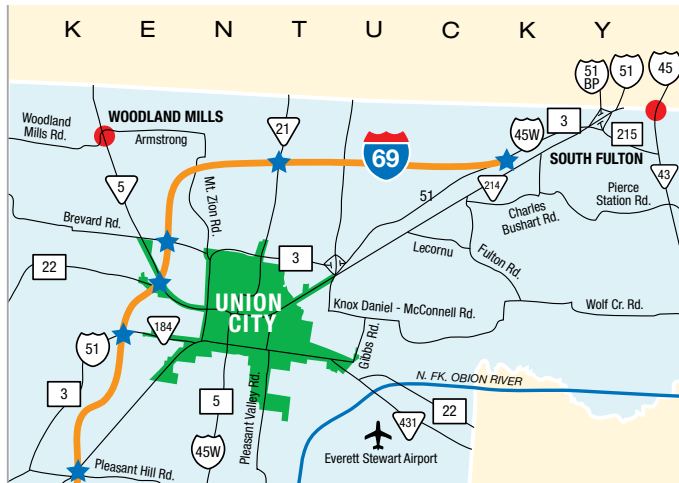
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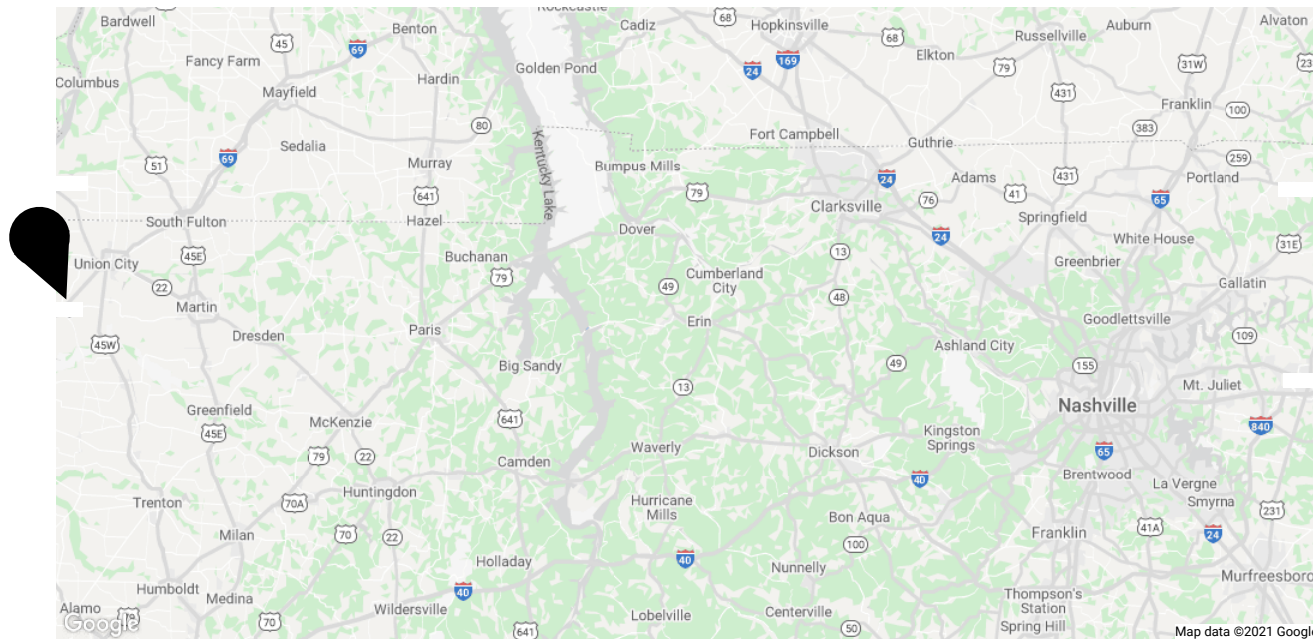
Future I-69 Route Through Obion County

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.

I-69 Interchange



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Union City, TN 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 Large Cities

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.

Union City Demographics

	2015-2019
Population:	10,325
Median Age:	41
Avg. HH Income:	\$ 29,580
No. of HH:	4,461

Retail Additions

Abernathy's Harley-Davidson Showroom Applebee's Arby's Ben 2 the Beach Bow-K's Flower Shop Bucket's Neighborhood Pub & Grub Budget Rent A Car Cade's Corner Captain D's Celebrations by Sheila China Pan Curves Enterprise Rent A Car	Frances Printing & Hometown Magazine Italian Vineyard Kizer Pharmacy, LLC Krystal's Lifeline Health Care Lowe's Manpower McCloud's Electric Nicole's O'Rielly Auto Parts Riley Graphics Show Sensation Tractor Supply Wal-Mart Supercenter
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