

1700 W. Reelfoot Avenue

Union City, TN 38261

**FOR SALE**

**Investment Property | 65,930± Total SF**

7.6% Cap Rate

\$230,000 NOI

(2) 8' x 8' Dock-High Loading Doors

(1) 8' x 10' Drive In Door

**\$3,000,000**



Steve Horrell, Principal Broker

615.400.5763

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

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Inside Bargain Hunt



Inside Space for Lease

## 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.



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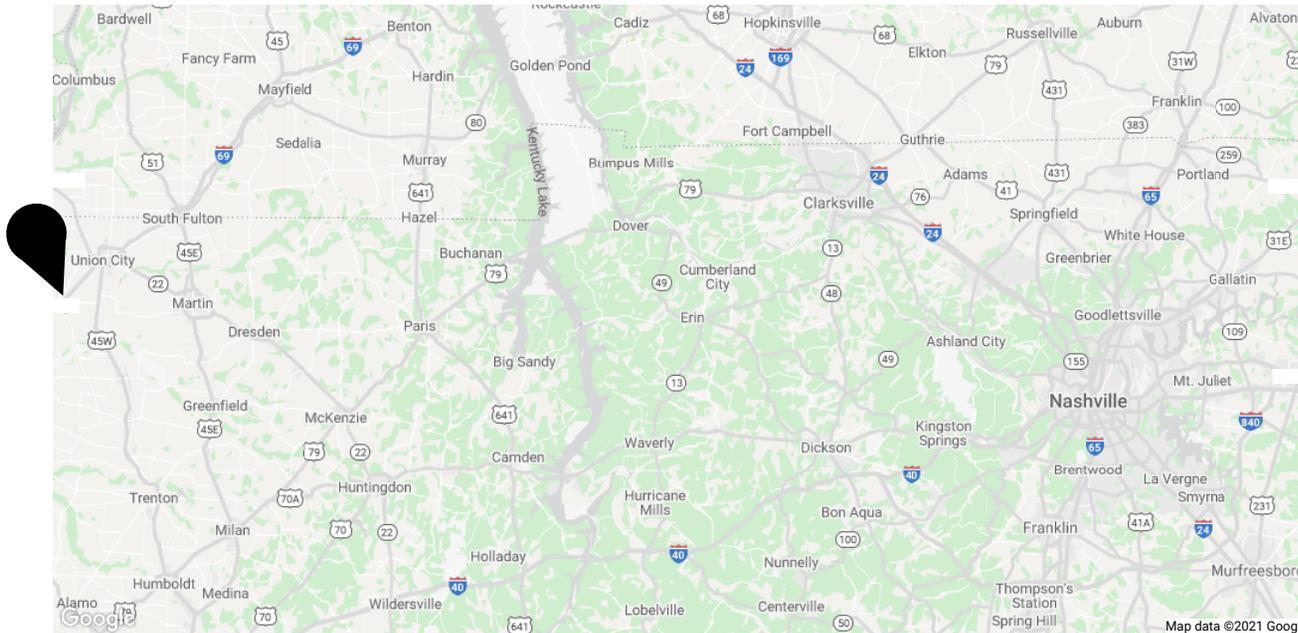
## Future I-69 Route Through Obion County

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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