

Investment Property For Sale 1700 W. Reelfoot Ave. Union City, TN \$3,000,000

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

VIRTUAL TOUR! CLICK HERE

2 Credit Tenants

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



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 Couty, 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.



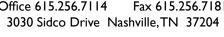


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Future I-69 Route Through Obion County

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

