



# Union Avenue

1604-1618 UNION AVENUE, MEMPHIS, TN 38104

This exciting retail renovation project featuring an expanded parking field for the building is strategically located in the heart of Midtown Memphis on the northeast corner of Union Avenue and S. Avalon Street just east of Methodist University Hospital, the Southern College of Optometry campus and the larger Memphis Medical District.

Area retail includes Kroger, Home Depot, CVS, Walgreens, and many others.

## TRAFFIC COUNTS:

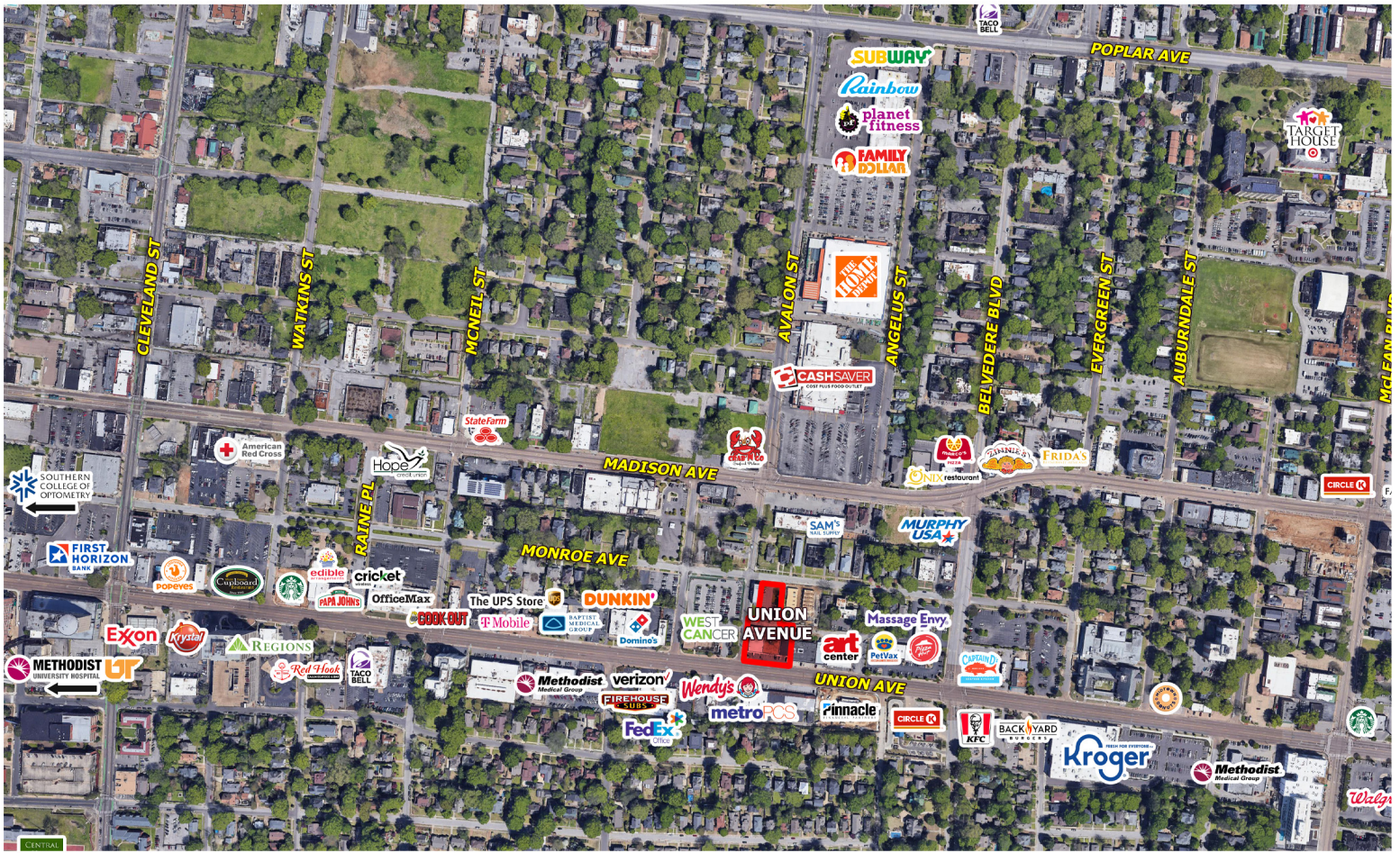
Union Avenue 37,393 VPD

**GLA:** 16,559 SF  
**RATE:** \$25.00 PSF  
**NNN:** \$5.37 PSF  
**ANCHORS:** TBD

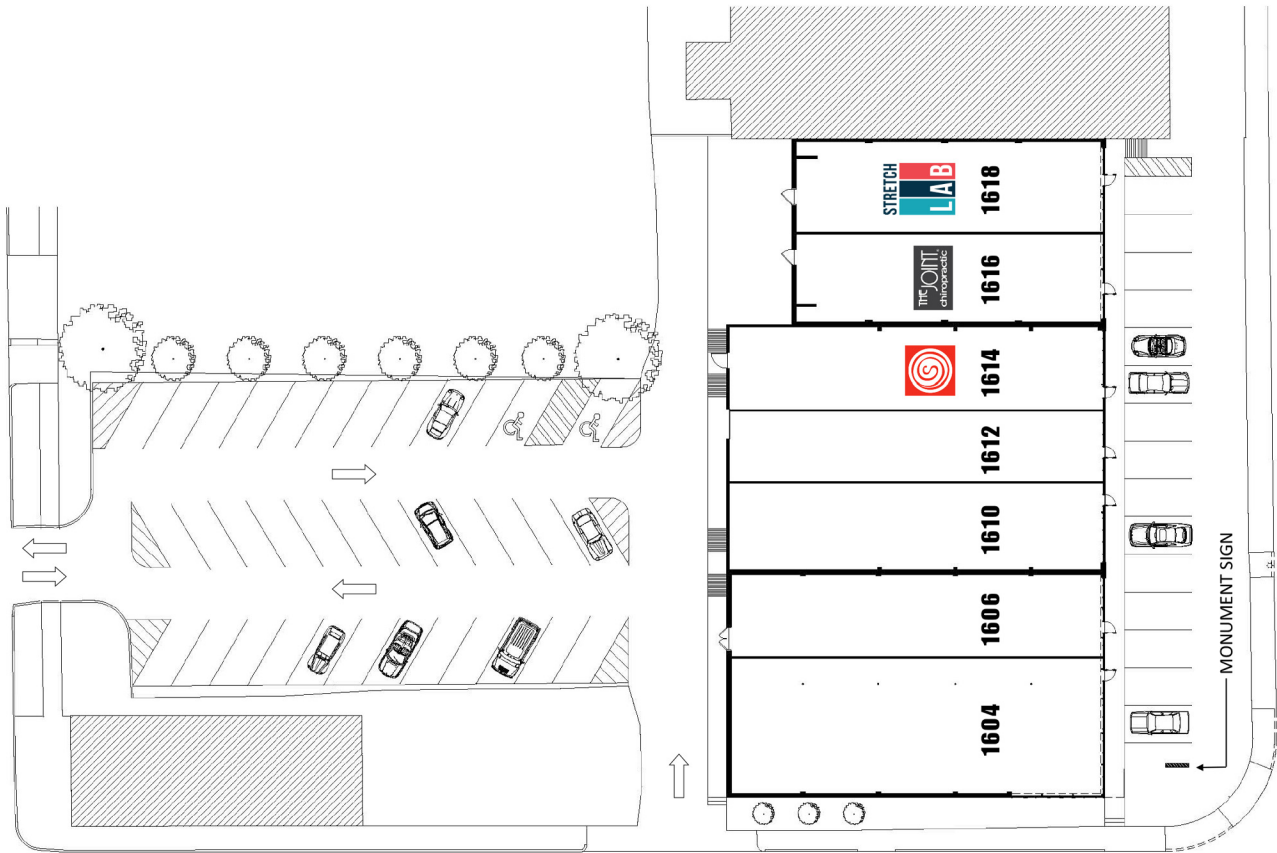
## DEMOGRAPHICS:

	Population	Avg Income
1 Mile	17,894	\$80,211
Daytime	22,491	
3 Miles	115,452	\$57,115
Daytime	97,807	
5 Miles	224,490	\$58,914
Daytime	130,816	





MONROE AVENUE



UNION AVENUE

S AVALON STREET