



## Union Avenue Retail

1460 Union Suite #1 · Memphis, TN 38104



- High traffic location
- Excellent Access to I-40 and I-240
- Near Medical Center
- Minutes from Downtown Memphis

Excellent Union Avenue retail and service business location with easy access to I-40 and I-240. Location is in close proximity to the medical center and downtown Memphis 70,000 plus work force. Visibility is excellent from Union Avenue which has over 4,000,000 cars annually. Union Avenue Retail is home to Office Max and Randstad Staffing.

## Market Information

Memphis, Tennessee is located near the geographic center of the country and has become known as "America's Distribution Center" through its superior distribution, logistics and transportation infrastructure. The Memphis International Airport is the world's busiest cargo airport, with 15 cargo airlines. Because of its river crossing, Memphis is a gateway city that plays a major role in national rail transportation with five Class I railroads converging in Memphis. The Port of Memphis located south of downtown is the second largest inland port on the Mississippi River and the fourth busiest in the country.

Over one million residents live in the Memphis area and over 8 million domestic and international visitors come to Memphis each year. Major areas of employment include distribution, financial services, healthcare, and retail. The international headquarters of FedEx employs 30,000 people in the region, more than any other single business. Additionally, the NBA Memphis Grizzlies were established in 2002 and recently opened their new stadium, the FedExForum.

In addition to its superior infrastructure, Memphis is recognized for its vibrant and growing downtown. Memphis is known for its music that is a mixture of blues, rock and roll, R & B, and gospel that creates an infectious blend of soul and sensation unique to the city. Many music festivals are held each year, including the Memphis in May Beale Street Music Festival which brings people from all over the world to the Bluff City.

### MEMPHIS





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## SubMarket Information

MEMPHIS · DOWNTOWN/MIDTOWN · RETAIL

Contains all properties located East of the Mississippi River, West of Prescott, North of I-55 & Southern portion of I-240 and South of Summer/North Parkway.

