



**BUCHANAN
REALTY
GROUP**

INVESTMENTS | MANAGEMENT | BROKERAGE | DEVELOPMENT

Build to Suit or Ground Lease

1.1 ACRES

Zone:
PB

Property Highlights

- Lease Rate : Negotiable
- Traffic Count: 27,987
- Located off of Hwy 51
- Highly visible location
- Hard corner red light
- All city services



Union City is home to the Discovery Park of America, a museum that brings over 200k visitors annually.

1602 West Reel Foot Ave
Union City, TN 38261



Arguably, the best red light intersection in Union City. The site is located in the heart of town across from Walmart Super Center. It boasts the highest traffic count in the market, has excellent visibility and excellent access.

**SCAN
ME** 



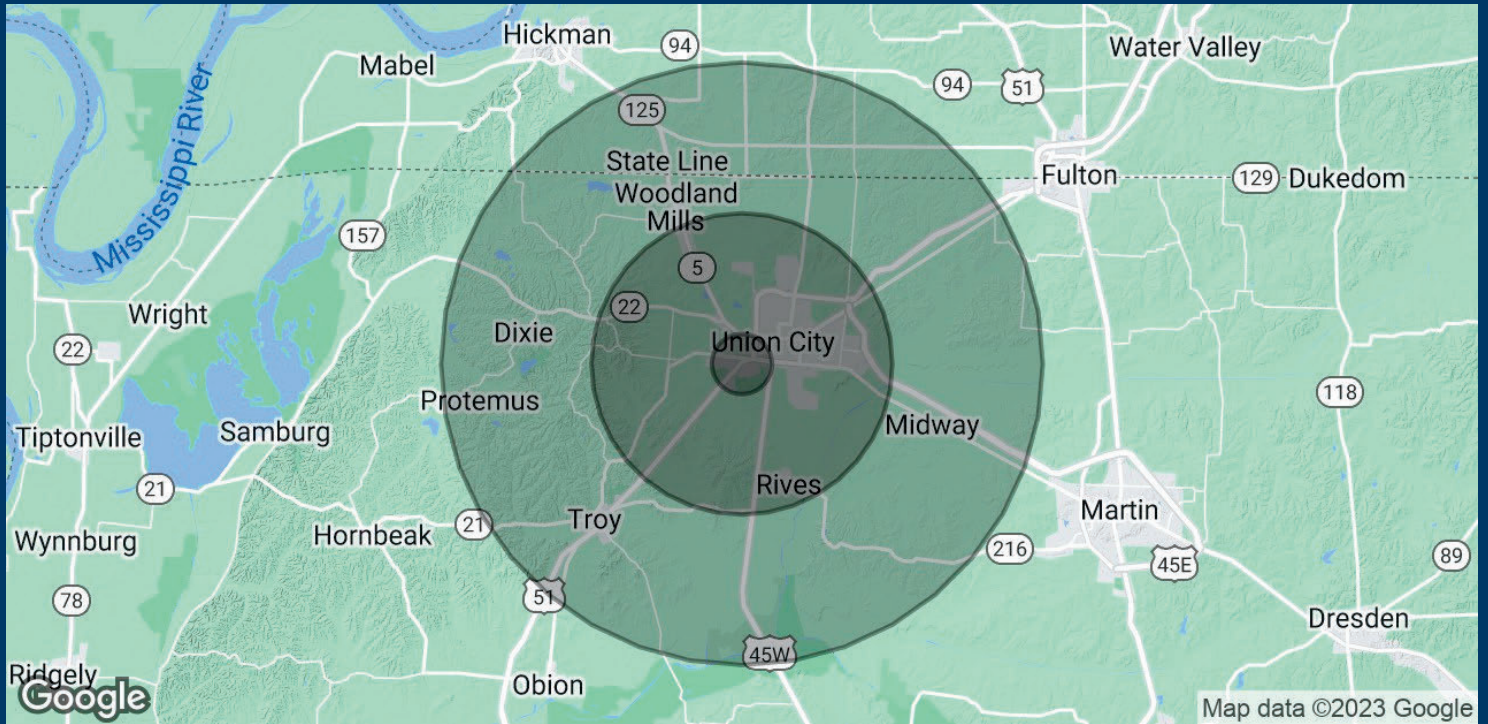
RETAILER MAP

1602 West Reel Foot Avenue
Union City, TN 38261



DEMOGRAPHICS

1602 West Reel Foot Avenue
 Union City, TN 38261



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	262	12,961	21,358
Average Age	48.0	39.8	41.4
Average Age (Male)	47.3	37.0	39.2
Average Age (Female)	52.2	41.5	42.7

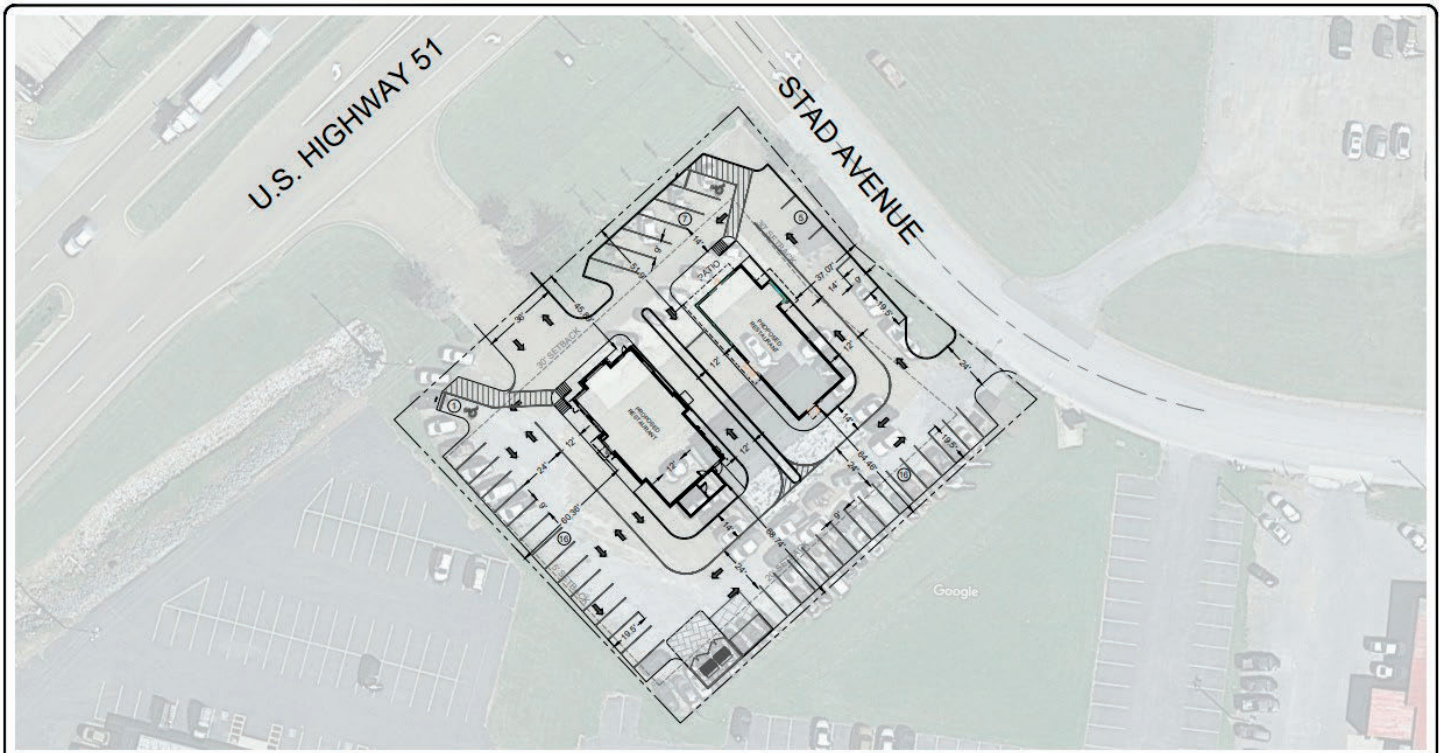
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	138	6,219	10,093
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$36,400	\$40,129	\$44,692
Average House Value	\$127,692	\$120,258	\$121,144

* Demographic data derived from 2020 ACS - US Census



SITE PLAN

1602 West Reel Foot Avenue
 Union City, TN 38261



ACES
 ARNOLD CONSULTING
 ENGINEERING SERVICES, INC.
 P.O. BOX 1338
 BOWLING GREEN, KY 42101
 PHONE (270) 780-9445

DATE: 11/07/2022
 SCALE: 1"=20'
 DRAWN BY: B. MCDONNELL
 CHECKED BY:
 FILE PATH:
 Z:\SITE DEVELOPMENT\2022\BRANDON BUCHANAN LINK

RESTAURANT CO DEVELOPMENT
 1602 W REELFOOT AVE.
 UNION CITY, TN

CONCEPT 2

DEVELOPMENT SUMMARY	CURRENT ZONING: P-18 (PLANNED INDUSTRIAL)	PARKING	REQUIRED SPACES: 1 SPACE PER 180 SQ. FT. + 44 SPACES
PROPOSED ZONING: B-2	CURRENT USE: INDUSTRIAL	PROVIDED SPACES: 44 SPACES	2 ADA SPACES
PROPOSED USE: RESTAURANT	LOT SIZE: 11.1 AC	51 STANDARD SPACES	45 SPACES TOTAL
ZONING REQUIREMENTS			
MINIMUM SETBACKS:	FRONT YARD: 30'		
	SIDE YARD: 5'		
	REAR YARD: 25'		
	MAXIMUM BUILDING HEIGHT: 32'		



