

# FOR SALE 1622-1628 UNION AVE

Prime Retail Investment on High-Traffic Union Avenue



## SIGNIFICANT UPSIDE

Rents 43% Below Market & 75% Occupancy

**OFFERING AT \$948,480.00**



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**GILL**  
PROPERTIES

AI ENHANCED CONCEPTUAL

6815 POPLAR AVENUE, SUITE 110  
GERMANTOWN, TN 38138  
901.758.1100

# PROPERTY PHOTOS





# AREA OVERVIEW

1622 – 1628 UNION AVENUE | MEMPHIS, TN 38104

1 MILE	
POPULATION	16,740
HOUSEHOLDS	8,725
HH INCOME	\$98,090
3 MILES	
POPULATION	110,895
HOUSEHOLDS	50,629
HH INCOME	\$68,088
5 MILES	
POPULATION	213,392
HOUSEHOLDS	94,431
HH INCOME	\$68,141



MONROE AVE

AVALON ST

UNION AVE | 62,000 VPD

AVALON ST

**R** Regional One Health  
CANCER CENTER  
a WEST CANCER CENTER affiliation

**BR**  
baskin  
robbins

**SUGAR** NYC  
ORGANIC TINKING & LASH STUDIO

**THE JOINT**  
chiropractic

**CLUB PILATES**  
MIDTOWN MEMPHIS

**STRETCH**  
LAB



**INZ AND OUTZ**  
1632 UNION AVE

**art center**  
SUPPLY STORE & FRAME SHOP

**THE GINGER'S BREAD & CO.**

**Wendy's**

# FINANCIAL OVERVIEW



## VALUE SUMMARY

NOI **\$71,136.62**  
CAP RATE **7.50%**

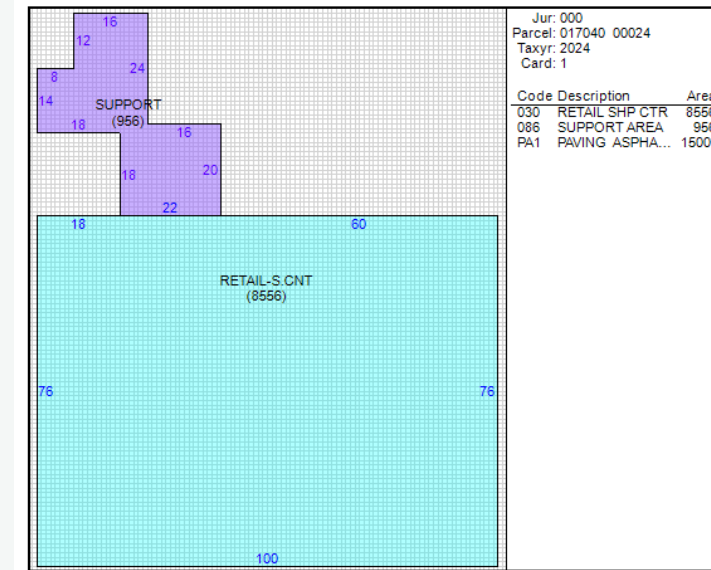
## PROPERTY

1622-1628 UNION AVENUE



## 2026 RENT ROLL

SUITE	TENANT	SIZE	RENT	ANNUALLY	TERMS
1622	BEST RUBBER STAMPS <b>*IN BUSINESS 60 YEARS</b>	2,139 SF	\$2,500.00	\$30,000.00	MTM
1624	SMOKEOLOGY	2,139 SF	\$2,500.00	\$30,000.00	4 YRS
1626	FLUID TATTOO	2,139 SF	\$2,310.00	\$27,720.00	3 YRS
1628	AVAILABLE	<u>2,139 SF</u>	<u>\$0</u>	<u>\$0</u>	<u>TBD</u>
TOTALS		8,556 SF	\$7,310.00	\$87,720.00	



- FOUR BAYS: 2,139 SF EA
- LOT SIZE: .373 AC | 16,248 SF
- LOT DIMENSIONS: 100x162.5
- YEAR BUILT: 1955
- BUILDING SIZE: 9,512 SF



## 2026 OPEX SUMMARY

INSURANCE | \$.40 PSF: \$ 2,100.00  
PROPERTY TAXES: \$12,483.38  
ANNUAL RESERVE: \$ 1,500.00  
LAWN: \$ 500.00  
TOTAL OPEX EXPENSES **\$17,083.38**

## BROKERS:

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