



PROPERTY DESCRIPTION

Located in the Heart of Arlington, this 10,219 SF Building sits on roughly 2.32 Acres with Prime Highway 70 Frontage

PROPERTY HIGHLIGHTS

- Rare opportunity to acquire existing building with developable lot space
- Flexible zoning allows pedestrian-friendly design, retail, office, or mixed-use concepts
- Detached 1,600 SF garage and fenced outdoor lot provide abundant storage options
- Convenient access to I-40 & I-269, connecting Arlington to the Memphis metro area
- Traffic Counts: US-70 (15,046 AADT) and I-385 (19,671 AADT)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,136	4,889	7,553
Total Population	3,699	15,436	23,160
Average HH Income	\$137,826	\$132,224	\$143,512

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