



# Prime Endcap Retail Space Available for Lease on High-Traffic Union Avenue

1993 Union Ave, Memphis, TN

**\$20.00/SF**  
NNN RATE

**2,653 - 2,653**  
AVAILABLE SF

**Retail**  
PROPERTY TYPE

**3**  
UNITS

## AVAILABLE SPACES

### 1993

Size: 2,653 SF  
Rate: \$20/SF/YR  
Monthly: \$5,983

## EXECUTIVE SUMMARY

Seize the opportunity to establish your business in a high-visibility endcap retail space at 1993 Union Avenue, Memphis, TN. This 2,653 SF property offers prime frontage along a bustling thoroughfare, ensuring maximum exposure to both foot and vehicle traffic. Located in the vibrant Midtown area, the space is surrounded by a dynamic mix of shops, restaurants, and entertainment ...

## PROPERTY HIGHLIGHTS

- 2,653 SF open floor plan ready for customization
- 24 on-site parking spaces with a ratio of 9.05 per 1,000 SF
- New building and space improvements completed in 2025
- Hard corner location with excellent signage opportunities
- Located one block from Overton Park, a major city attraction

## ADDITIONAL DETAILS

### Josh Holcombe

HCI Realty

OFFICE: 662-265-3633

MOBILE: 601-938-7162

EMAIL: [josh@hcirealty.com](mailto:josh@hcirealty.com)

### Co-Listing Agents:

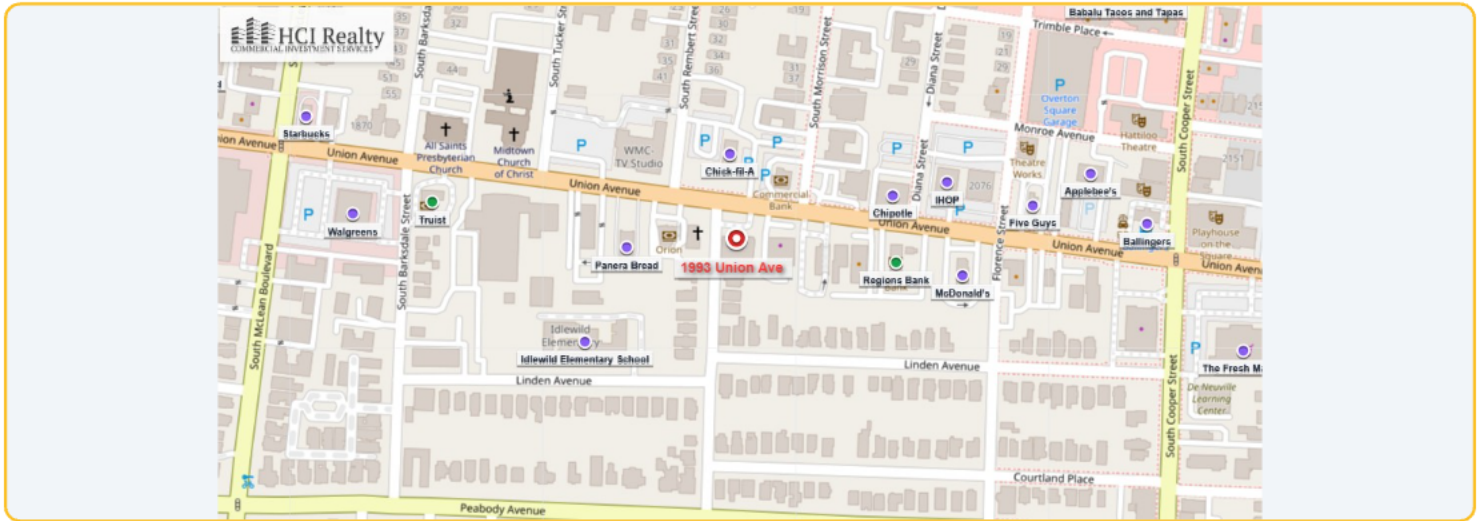
• John Schaffler - 662-265-3633 / [johns@hcirealty.com](mailto:johns@hcirealty.com)

## LOCATION BENEFITS

- Situated in the Central Gardens neighborhood, known for its historic charm and vibrant community
- High traffic area with approximately 28,500 vehicles passing daily
- Proximity to Overton Square, a renowned entertainment district with diverse shops, restaurants, and nightlife
- Strong residential base with a population of 133,100 within a 3-mile radius
- Excellent walkability score of 86, making it accessible to pedestrians

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## KEY LOCATION HIGHLIGHTS

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## DEMOGRAPHICS

Metric	1 Mi	3 Mi
Population	12,500	133,100
Avg Income	\$65K	\$68K
Daytime	18,000	65,000

## TRAFFIC & ACCESS

**Traffic Count: Approximately 28,500 vehicles pass daily on Union Avenue.**

**Access:** Property features excellent access to major highways and thoroughfares with high visibility and convenient ingress/egress.

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