

**UNION AVE  
END CAP!  
IMPROVED  
SPACE**

**FOR LEASE**

**FOR LEASE**  
Retail Office  
www.hcrealty.com  
662-265-3633

# Prime Retail & Office Space for Lease in Midtown Memphis

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, high-traffic area with this 2,653 SF end-cap space at 1993 Union Avenue. Perfect for retail or office use, this property offers modern amenities and a strategic location in the heart of Midtown Memphis.

## PROPERTY HIGHLIGHTS

- 2,653 SF open floor plan ready for customization
- New HVAC system and drop ceiling installed
- Fresh exterior and interior paint with upgraded lighting
- 24 on-site parking spaces for customer convenience

## LOCATION BENEFITS

- Situated in the vibrant Midtown Memphis area
- Proximity to Overton Square's shops, restaurants, and nightlife
- Easy access to major highways and public transportation options
- Established retail center with a mix of local and national tenants

## Josh Holcombe

HCI Realty

OFFICE: 662-265-3633

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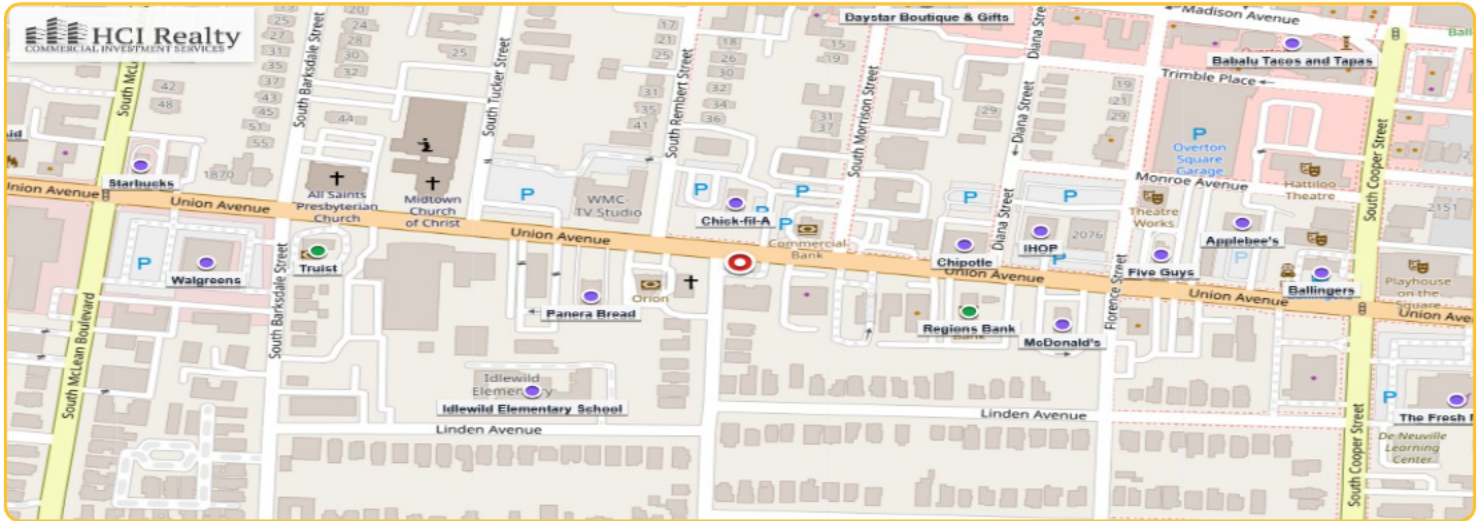
EMAIL: [josh@hcrealty.com](mailto:josh@hcrealty.com)

## Co-Listing Agents:

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

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## KEY LOCATION HIGHLIGHTS

- Situated in the vibrant Midtown Memphis area
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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 per day**

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

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