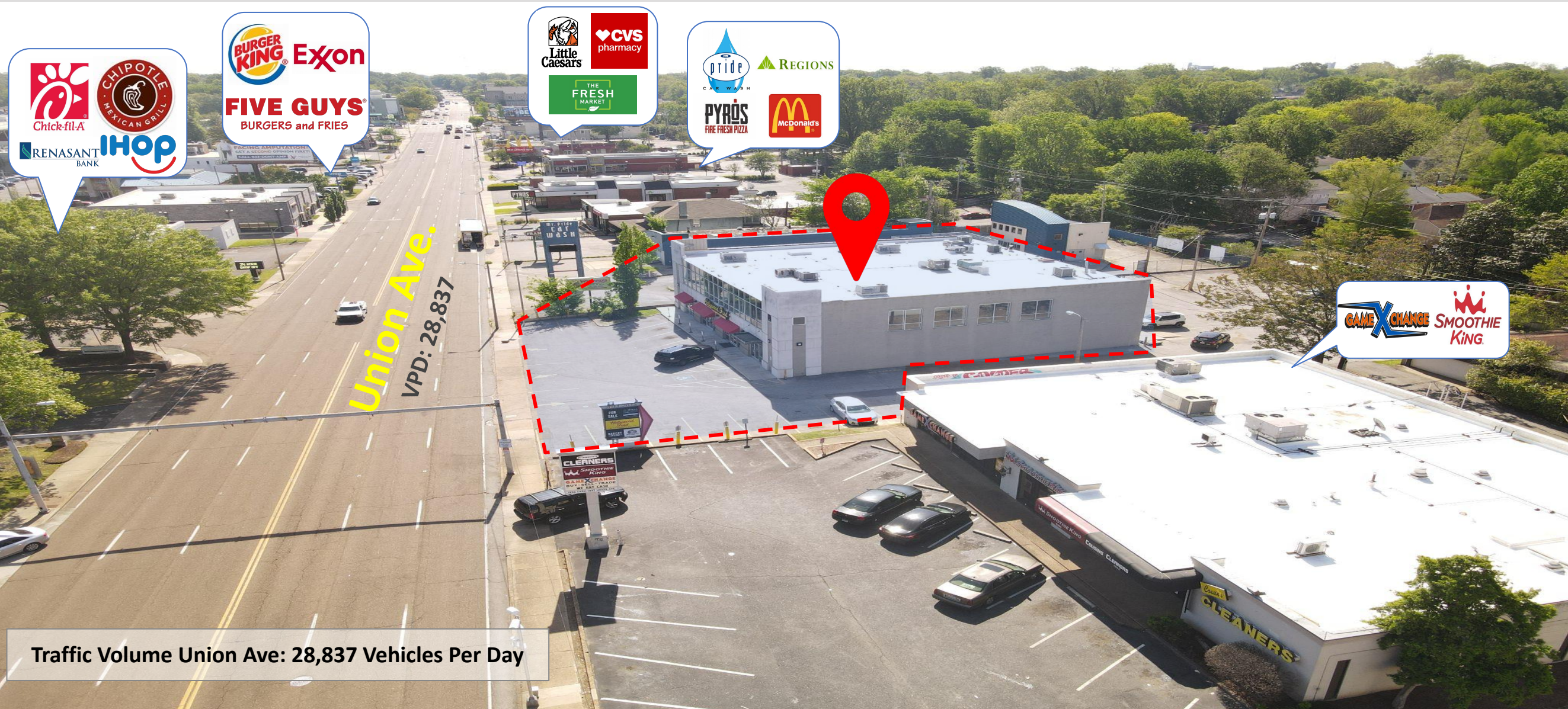


FOR SALE

Mixed Use Development Opportunity



Approx 15,480 SF on .72 AC

\$2,700,000

**2011-2015 Union Ave
Memphis, TN 38104**

- First Floor- 7,920 SF
Second Floor- 7,560 SF
- 43 parking spaces
- Long-time Regional Tenant-Hollywood Feed on First Floor
- Second Floor Opportunity abounds- Office, Retail, or Residential Development



Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy of the information.



Melanie Myers Bland
melanie@myerscre.com
901-761-5595 Office
901-351-5595 Cell

773 E Brookhaven Circle
Memphis, TN 38117

#288335 Licensed in TN
#22327 Licensed in MS



FOR SALE



Hollywood Feed

172 Locations Across 19 States

“In the 1950s, Hollywood Feed opened its first pet supply store on the corner of Hollywood Street and Chelsea Avenue in Memphis, Tennessee. Over the next few decades, Hollywood Feed was the place to get pet food, good advice, and friendly service. In 2006, the family along with some fellow pet lovers purchased the three Hollywood Feed stores in Memphis, TN. They had a vision to better the lives of pets through their small business. They started on a journey to provide the best products and the absolute best customer service to pet parents in their communities. Today, Hollywood Feed continues their commitment to help pets and people by offering their four-legged friends high-quality pet foods, USA-made treats, toys, beds, and more.

Hollywood Feed also remains committed to the community. Their Mississippi Made, Pennsylvania Made, New York Made, and many other Hollywood Feed products are sourced 100% from the United States and produced in the communities they serve. In addition, they donate over 100,000 pounds of dog food and other supplies every year to their rescue group partners and collect donations year round. Each retail locations hosts regular adoption events with local shelters and rescue groups.”



Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy of the information.



Melanie Myers Bland
melanie@myerscre.com
901-761-5595 Office
901-351-5595 Cell


773 E Brookhaven Circle
Memphis, TN 38117

#288335 Licensed in TN
#22327 Licensed in MS



FOR SALE

Demographic Summary Report

2011 Union Ave, Memphis, TN 38104									
Building Type: General Retail		Total Available: 7,500 SF							
Secondary: Freestanding		% Leased: 58.33%							
GLA: 18,000 SF		Rent/SF/Yr: Negotiable							
Year Built: 1963									
Radius		3 Mile		5 Mile		10 Mile			
Population									
2027 Projection		115,209		238,600		593,775			
2022 Estimate		115,036		237,487		594,036			
2010 Census		112,986		229,282		589,843			
Growth 2022 - 2027		0.15%		0.47%		-0.04%			
Growth 2010 - 2022		1.81%		3.58%		0.71%			
2022 Population by Hispanic Origin		3,936		16,142		43,104			
2022 Population		115,036		237,487		594,036			
White		32,202	27.99%	72,734	30.63%	176,785	29.76%		
Black		78,928	68.61%	155,537	65.49%	396,615	66.77%		
Am. Indian & Alaskan		253	0.22%	844	0.36%	2,041	0.34%		
Asian		1,817	1.58%	4,298	1.81%	9,318	1.57%		
Hawaiian & Pacific Island		32	0.03%	330	0.14%	590	0.10%		
Other		1,803	1.57%	3,745	1.58%	8,687	1.46%		
U.S. Armed Forces		22		123		324			
Households									
2027 Projection		49,267		98,619		230,340			
2022 Estimate		49,203		98,067		230,418			
2010 Census		48,347		94,107		228,482			
Growth 2022 - 2027		0.13%		0.56%		-0.03%			
Growth 2010 - 2022		1.77%		4.21%		0.85%			
Owner Occupied		20,551	41.77%	43,565	44.42%	116,642	50.62%		
Renter Occupied		28,652	58.23%	54,501	55.58%	113,776	49.38%		
2022 Households by HH Income		49,204		98,069		230,420			
Income: <\$25,000		19,399	39.43%	36,954	37.68%	74,832	32.48%		
Income: \$25,000 - \$50,000		12,582	25.57%	24,482	24.96%	61,141	26.53%		
Income: \$50,000 - \$75,000		6,089	12.38%	13,415	13.68%	36,828	15.98%		
Income: \$75,000 - \$100,000		3,747	7.62%	7,699	7.85%	20,997	9.11%		
Income: \$100,000 - \$125,000		2,088	4.24%	4,420	4.51%	12,934	5.61%		
Income: \$125,000 - \$150,000		1,466	2.98%	2,850	2.91%	6,902	3.00%		
Income: \$150,000 - \$200,000		1,212	2.46%	2,831	2.89%	6,418	2.79%		
Income: \$200,000+		2,621	5.33%	5,418	5.52%	10,368	4.50%		
2022 Avg Household Income		\$58,161		\$60,345		\$61,088			
2022 Med Household Income		\$33,541		\$35,645		\$40,132			

Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy of the information.



Melanie Myers Bland
melanie@myerscre.com
 901-761-5595 Office
 901-351-5595 Cell

773 E Brookhaven Circle
 Memphis, TN 38117

#288335 Licensed in TN
 #22327 Licensed in MS

