

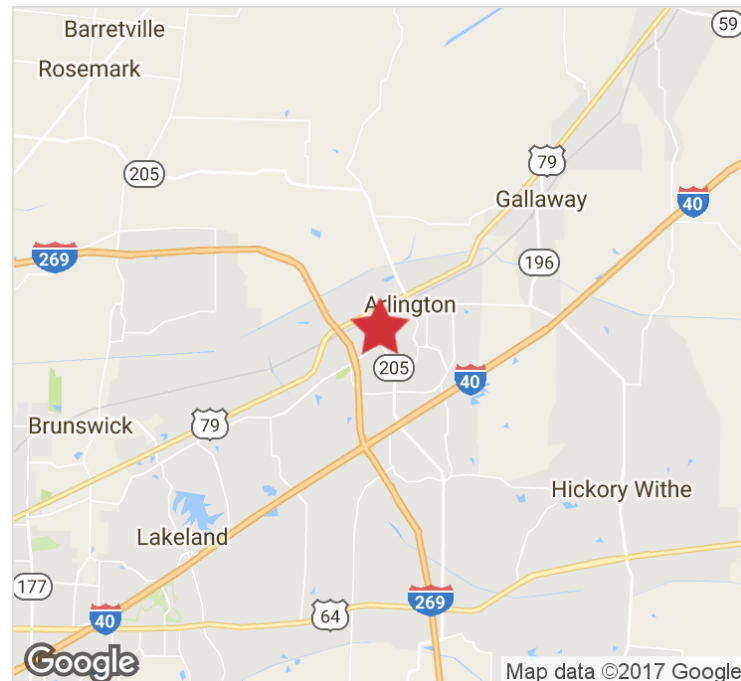


## SWC Memphis Arlington & Airline Road

Memphis Arlington and Airline Road, Arlington, Tennessee 38002

### Property Features

- TRACK #1:
- 4.6 Acres on the corner of Memphis Arlington and Airline Road
- Approximately 420 ft of frontage on Airline Road and approximately 500 ft of frontage on Memphis Arlington Road
- Cornered signalized intersection
- TRACK #2:
- 6.2 Acres just south of the corner on Airline Road with approximately 500 ft of frontage on Airline Road
- All utilities to both tracks
- Both sites zoned shopping center commercial
- Traffic count ranges from 10,000 to 15,000 VPD
- Diverse demographics with strong population growth
- The Town of Arlington is the 2nd fastest growing town in TN.
- Centralized location between HWY 70 and I-40
- Call for additional details



For more information:

**Hank Martin, CCIM, SIOR**

901 526 3100 • [hmartin@saigcompany.com](mailto:hmartin@saigcompany.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI Saig Company

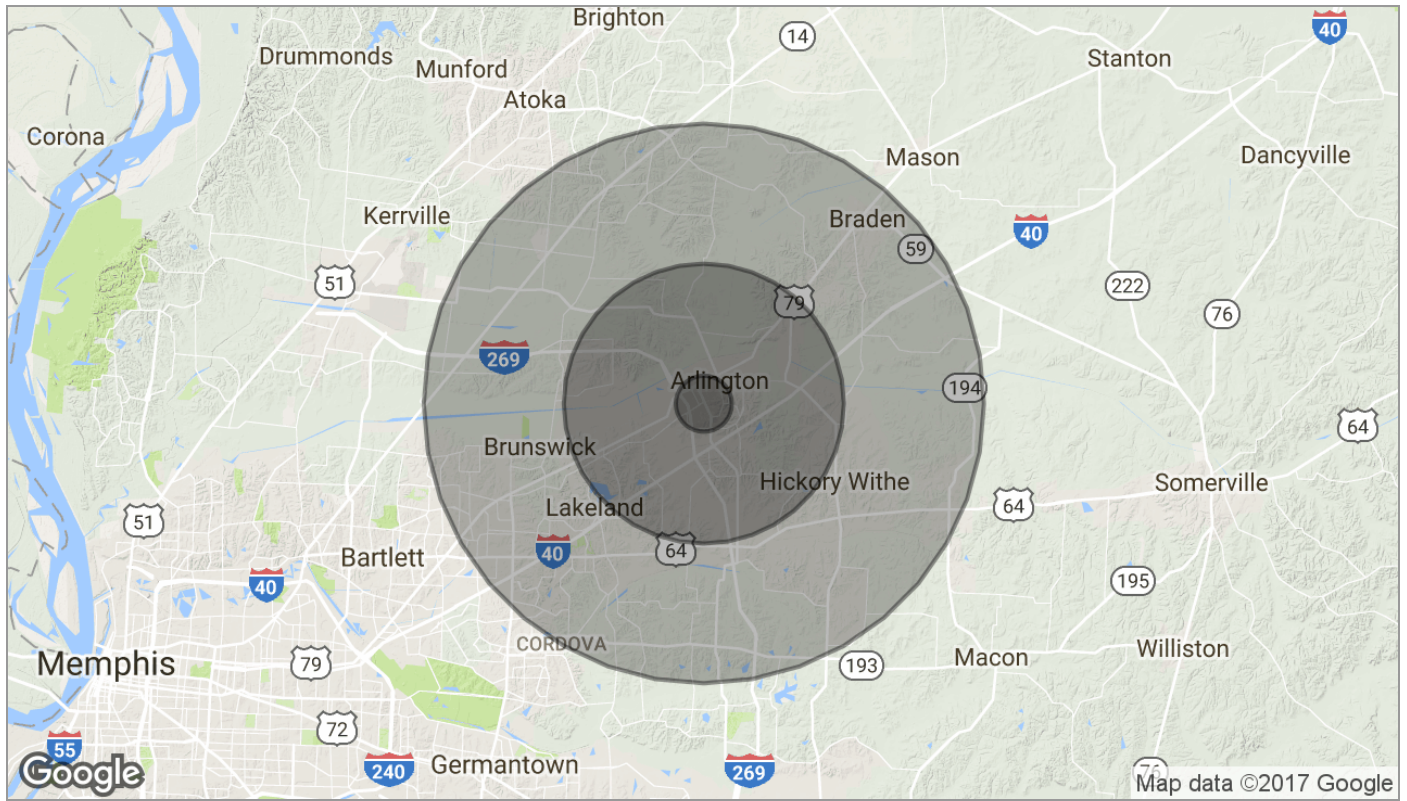
5860 Ridgeway Center Parkway Suite 400, Memphis, TN 38120

901 526 3100

[saigcompany.com](http://saigcompany.com)

For Lease

# Town Of Arlington



<b>Population</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
TOTAL POPULATION	2,365	20,359	88,380
MEDIAN AGE	30.7	35.1	36.7
MEDIAN AGE (MALE)	27.7	32.6	35.5
MEDIAN AGE (FEMALE)	31.9	36.5	37.3
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
TOTAL HOUSEHOLDS	688	6,532	31,327
# OF PERSONS PER HH	3.4	3.1	2.8
AVERAGE HH INCOME	\$97,244	\$97,363	\$89,999
AVERAGE HOUSE VALUE	\$241,055	\$238,430	\$247,629
<b>Race</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
% WHITE	84.4%	83.2%	74.4%
% BLACK	13.2%	13.7%	20.4%
% ASIAN	1.2%	2.0%	2.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.1%	0.1%
% OTHER	0.7%	0.7%	1.3%
<b>Ethnicity</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
% HISPANIC	1.4%	1.8%	2.6%

\* Demographic data derived from 2010 US Census