

CARPENTER

PRIME COMMERCIAL PROPERTY FOR SALE or LEASE



This property has over 315 ' of frontage on 5 lane US HWY 51 South in Union City, Tenn., and would be perfect for a car dealership, retail or office use. This site is located in close proximity to the majority of local car dealerships and retail users including Walmart. The property has a depth of 250' and total square footage of over 60,000. This site may be subdivided to meet your needs. Zoning is B-2 (Intermediate Business) with setbacks of 20' Front, 20' Rear and 0-5' on the sides. The traffic count at the site is over 16,000 vehicles per day. The property is priced at \$3.00 psf and may be leased . The owner will also build to suit.

For more information contact:

Carpenter Real Estate Co.

1011 Perkins St.

Union City, TN 38261

Bob Carpenter

Office: 731-885-3981

Cell: 731-796-3981

bobcarpenter1@bellsouth.net

Lots 9 & 10

Reelfoot Ave - Union City, TN



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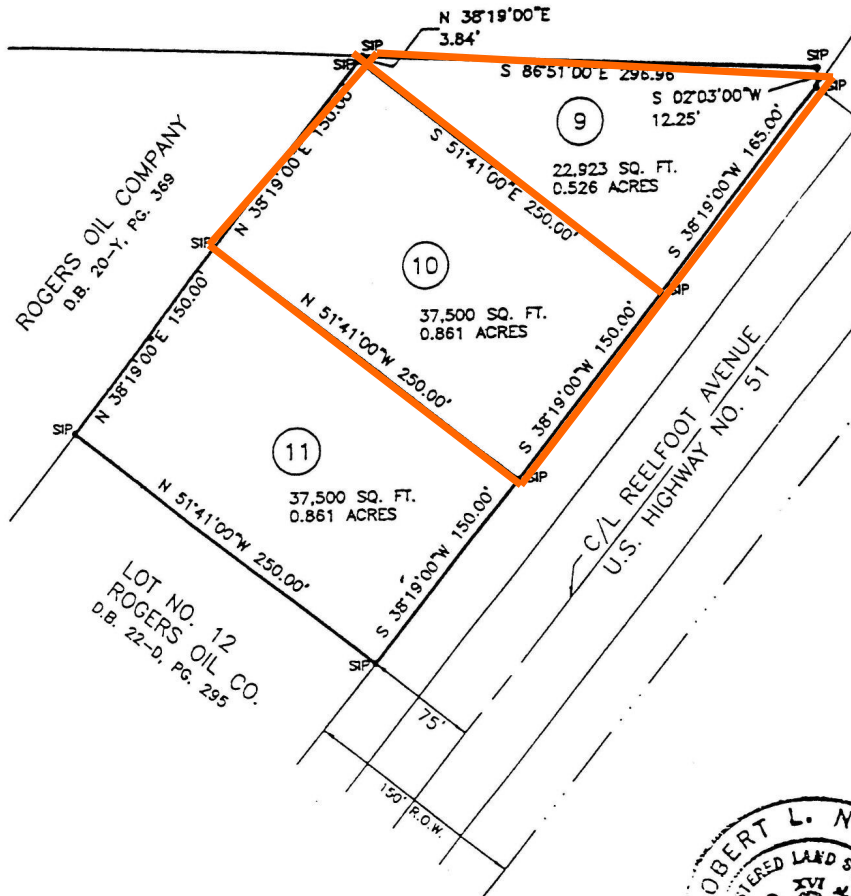
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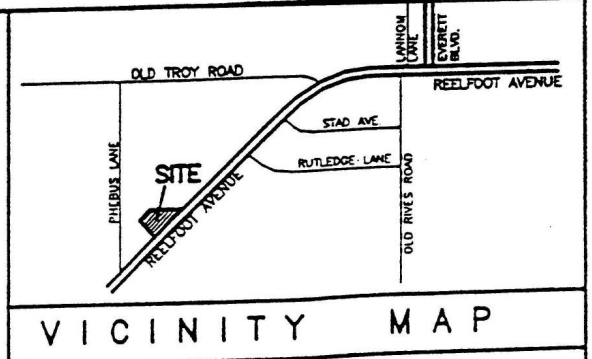
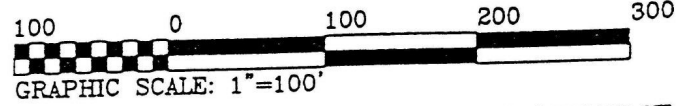
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JOHN MARSHALL VADEN



MAGNETIC NORTH

SCALE: 1" = 100'



NOTE: 'SIP' INDICATES SET IRON PIN
 5/8" X 30" REBAR WITH CAP
 MARKED 'RLS 1009 - RLS 1931'.



I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

Robert L. Nichols
 ROBERT L. NICHOLS, RLS
 TENN. REG. NO. 1009

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