

# Union County & New Food City Development Take Note!

**Within a  
15-mile Drive  
Distance**

**Over  
\$493 Million**  
*2008 Total Retail Demand*

**30,990**  
*2008 Population*

**5.4 %**  
*Population Growth  
2008-2013*

**26.5 %**  
*Retail Demand Growth  
2008-2013*

**\$50,336**  
*Average Family Household  
Income  
2008*

**82.6 %**  
*Percent of Owner-Occupied  
Housing  
2008*

**744**  
*New Residential Building  
Permits  
Union County  
January 2005 – June 2008*

## Our Region's Newest Class A Retail Development Wants You

- ✓ New Food City grocery store opened August 2008 – Current sales running 40 percent above projections
- ✓ 10,000 square feet of Class A, multi-tenant retail space immediately available
- ✓ Leasing options available
- ✓ Two prime, 1 acre plus out parcels for sale or lease
- ✓ Streamlined permitting and approval process
- ✓ Union County is the 5<sup>th</sup> fastest growing county in Tennessee
- ✓ Region has attracted multiple, upscale lakefront communities
- ✓ 33,000 cars per day along Highway 33
- ✓ Highway 33 approved for expanded to four-lanes
- ✓ Strong tourism base featuring Norris Lake, Big Ridge State Park and Chuck Swan Wildlife Management Area
- ✓ Six marinas, including three resort marinas, located in the County
- ✓ Two new financial institutions opened in August 2008

Retail Store Type	Opportunity Gap
Total Retail Sales & Eating, Drinking Places	\$322,677,659
Building Materials & Garden Equipment	44,729,759
General Merchandise	28,224,451
Department Stores	24,026,661
Clothing & Accessories	17,434,605
Full-Service Restaurants	16,135,108
Limited Service Restaurants	13,392,598
Pharmacies & Drugs	13,124,554
Electronics & Appliances	5,964,000
Sporting Goods, Books, Hobby & Music	5,941,788
Furniture & Home Furnishings	5,819,085
Office Supplies, Stationary & Gifts	4,366,346

Source: 2008 Claritas

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