

Union County, Tennessee 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*

\$50,335

*Average Family Household
Income
2008*

82.6 %

*Percentage of Owner-
Occupied Housing
2008*

744

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

- ✓ 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 5th 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
- ✓ Multiple Class A retail sites with road frontage along Highway 33
- ✓ All utilities are available
- ✓ 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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