

City of Union City

“For economic opportunity, family fun or outdoor adventures, Union City is the place to live, work, play and stay.”

With its unique mix of Southern charm and hospitality, Union City is a memorable visitor’s destination. Located just 10 miles away from the world’s largest airport, Hartsfield-Jackson Atlanta International Airport, the community is an exuberating and rising City with a big heart. It offers residents, visitors,



small and large businesses with both immediate access to big-city excitement and

quaint surprises that suburban intimate cities have to offer. Union City believes in the incredible value and creative power of arts, music and culture and is proud to provide multiple community events. The development of a major film studio in the heart of our community will further brand our City as a staple for entertainment, innovation and social connection.



The History of Union City

Union City, Georgia was established as a result of two individuals, Drewry Arthur Carmichale and Charles Simon Barrett. Barrett was the newly elected president of the National Farmers Union and selected Union City as the location for its headquarters. A Charter was drawn up for the new town and signed on August 17, 1908. Since that time, the community has continued to evolve and is known for its quiet neighborhoods and growing business districts. Union City is a place where people have access to all the cultural, spiritual, educational and economic opportunities of a large metropolitan city but with the tranquility and charm of a small town.



Parks

Union City provides recreational, educational, and social opportunities for residents and visitors of all ages. Through our Parks and Recreation programs, our goal is to enrich the well-being of our community. We strive to provide high-quality recreation and athletic programs for residents. Open space and landscapes provide residents and visitors with opportunities to treasure our natural beauty. Our citizens are firm believers that a positive attitude coupled with recreational fun can go a long way in enhancing quality of life.



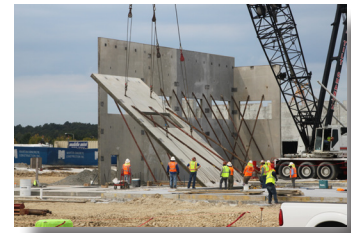


Franchise Site Information

Excellent local development incentives including Tax Allocation District, Opportunity Zone and Business License Fee Maximum

Located only 10 miles away from the world's largest airport, Atlanta-Hartsfield Jackson International

One of the newest and largest movie/TV studios in the greater Atlanta area, Atlanta Metro Studios



Future Home of Atlanta Metro Studios

Locations positioned on highly visible and convenient employment and retail centers with 17+ Fortune 500 Companies including:

- Procter & Gamble
- Wal-Mart E- Commerce
- General Electric
- Kraft



High street and center traffic with an average daily traffic volume of 30,000 vehicles per day along major corridors:

- South Fulton Pkwy (Rt. 14)
- Jonesboro Rd (Hwy 138)
- Roosevelt Hwy (Hwy 29)

Ready and available retail land (2,070 acres commercial lots)



- Economic Development
- Planning
 - Zoning
 - Permitting
 - Licensing

COMMUNITY DEVELOPMENT DEPARTMENT

5047 Union Street
 Union City, GA 30291
 Phone: (770) 515- 7950
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Union City Market Analysis



Economic Development
 Planning
 Zoning
 Permitting
 Licensing

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Union City's primary trade areas based on leakage are:

- Grocery & Food Store – \$27 million
- Building Materials & Supplies - \$11 million
- Electronics & Appliances - \$3.4 million
- Family Clothing - \$4 million
- Office Supply- \$2 million



Union City's secondary trade areas are:

- Home Centers - \$44 million
- Grocery & Food Store - \$75 million
- Health & Personal Care- \$25 million
- Clothing - \$46 million
- General Merchandising - \$146 million



The table beginning on the following page details the consumer expenditures, retail sales and in-flow/outflow of dollars by individual retail category and begins to outline the opportunity for retail growth in Union City.