

RETAIL PROPERTY FOR LEASE



GROCCER ANCHORED RETAIL - NATCHEZ, MS

261 Devereaux Dr, Natchez, MS 39120

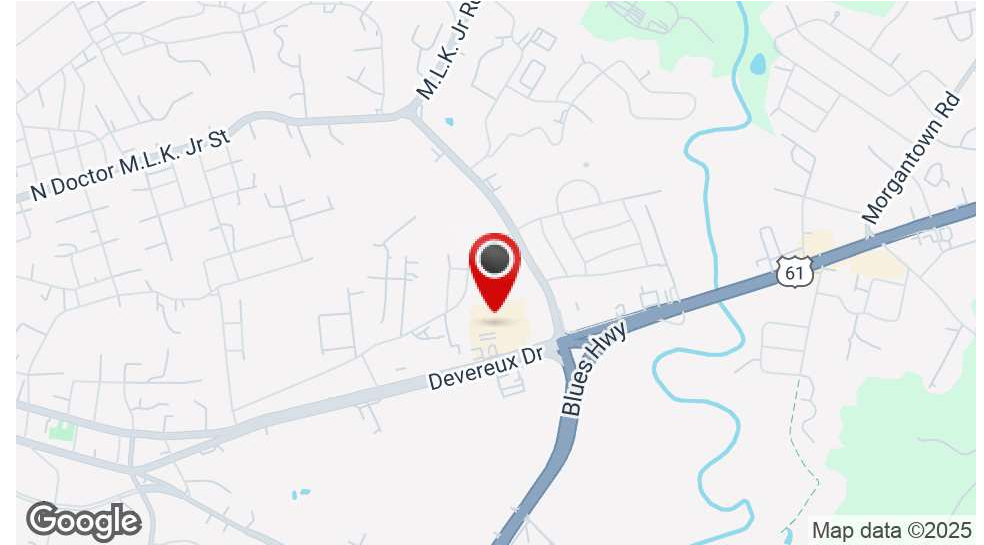
JOHN MICHAEL HOLTMAAN

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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	77,000 SF
Available SF:	25,000 SF
Number of Units:	2

PROPERTY OVERVIEW

The Property is situated on one of the main throughfares withing Natchez, MS. The site is positioned just off the interchange of Hwy 61/ Blues Hwy with a traffic count of over 30,000 Vehicles daily. The available space is 25,000sf with the ability to add more, and contains a mostly open floorplan with a stock room and loading dock at the rear. Devereaux Drive leads into the heart of Historic Downtown Natchez, which attracts thousands of visitors from across the United States and Globe each year. The rural areas surrounding Natchez provide a strong regional draw extending over an area of 30+ miles and including Mississippian's and Louisianan's alike.

HIGHLIGHTS:

- Grocery Anchored
- High Traffic Counts
- Pylon Signage
- 4 Curb Cuts for Ingress/Egress

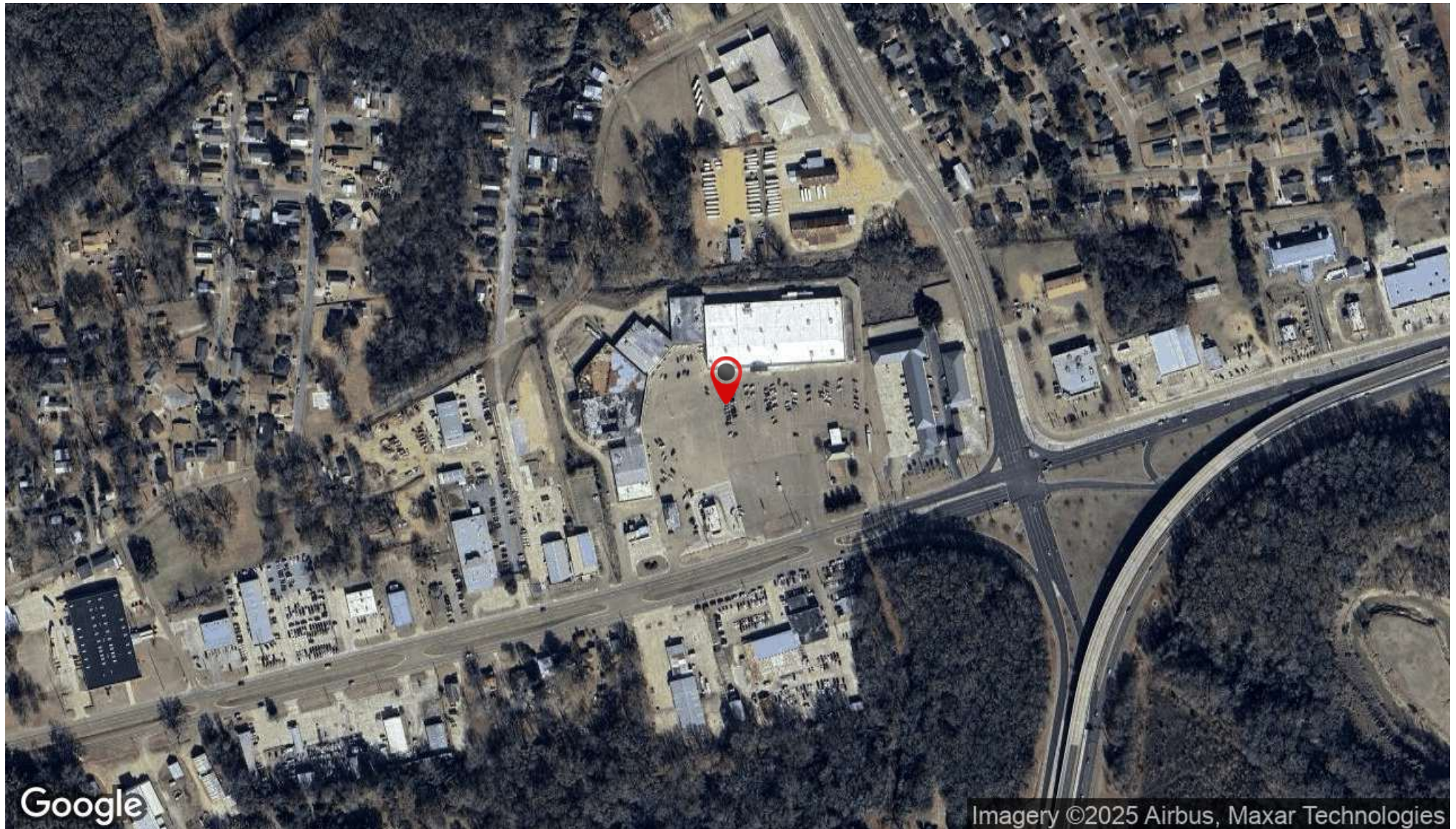
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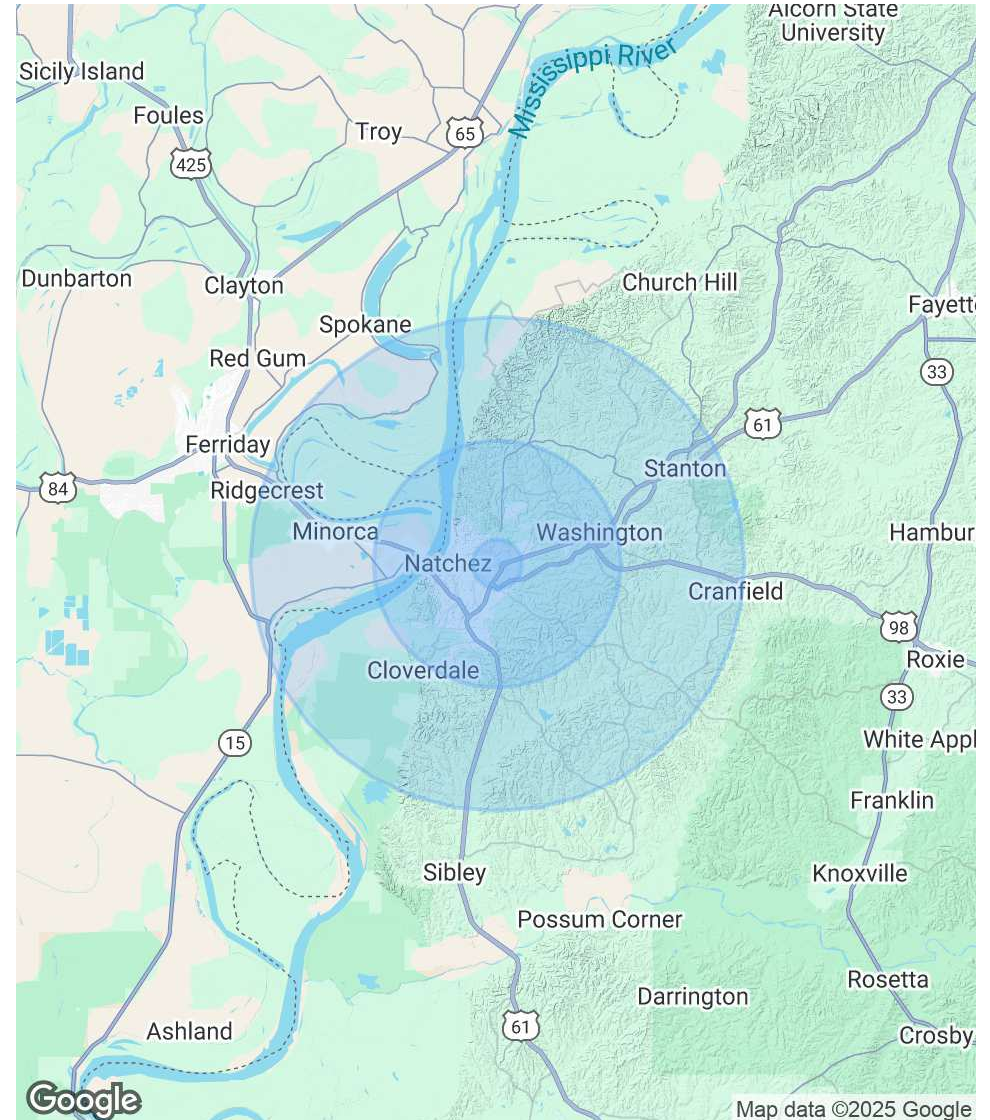
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,562	23,916	32,871
Average Age	40	43	43
Average Age (Male)	38	41	41
Average Age (Female)	42	45	44

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,586	10,651	14,078
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$44,259	\$59,257	\$61,918
Average House Value	\$105,948	\$160,951	\$164,398

Demographics data derived from AlphaMap



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