

FREESTANDING FORMER RESTAURANT

FOR SALE

1935 MAIN ST, MADISON, MS 39110



LOCATION DESCRIPTION

Located at the bustling interchange of I-55 and Main Street, this property offers a rare opportunity to own a freestanding restaurant at a signalized corner in Madison. With easy access to nearby shopping centers, schools, parks, and residential, this location presents an ideal retail setting. Embrace the energetic pulse of the neighborhood and join a dynamic retail landscape in the heart of Madison.

PROPERTY HIGHLIGHTS

- 4,769 SF building on 1.5552 Acres
- Located in an affluent suburb of the Jackson, MS MSA
- Signalized corner parcel at the entryway to Academy Sports and Hobby Lobby
- Rare ownership opportunity in a market with high barriers to entry
- Adjacent to Liberty Park & Rosa Scott High School with 400+ students
- Cross connectivity to Walmart Supercenter, Lowe's and Shops at Grandview
- Asking Price: \$3,900,000 (Includes FF&E)



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	24,137	71,633	109,403
DAYTIME POPULATION	33,562	78,477	107,552
HOUSEHOLDS	9,485	29,323	45,626
AVERAGE HH INCOME	\$162,746	\$140,320	\$128,334



ANDY DENNIS

andy.dennis@tscg.com

205.776.6716

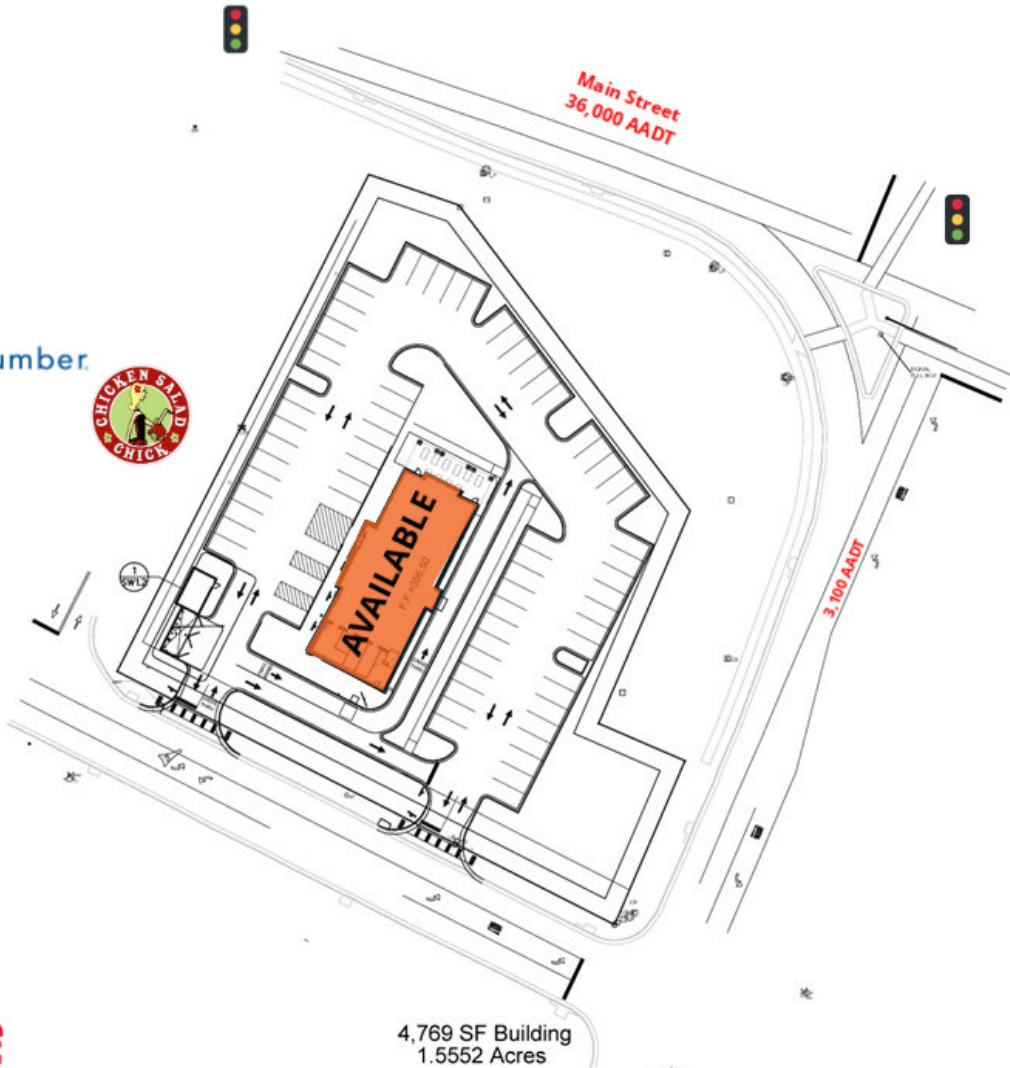
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sleep  number



4,769 SF Building
1.5552 Acres



HOBBY LOBBY

Office DEPOT



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