



SALE PRICE: \$995,000

# REDEVELOPMENT OPPORTUNITY!!

1570 - 1575 Jerry Clower Boulevard, Yazoo City, MS 39194

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LOCATION INFORMATION

DEMOGRAPHICS



# Section 1

PROPERTY INFORMATION

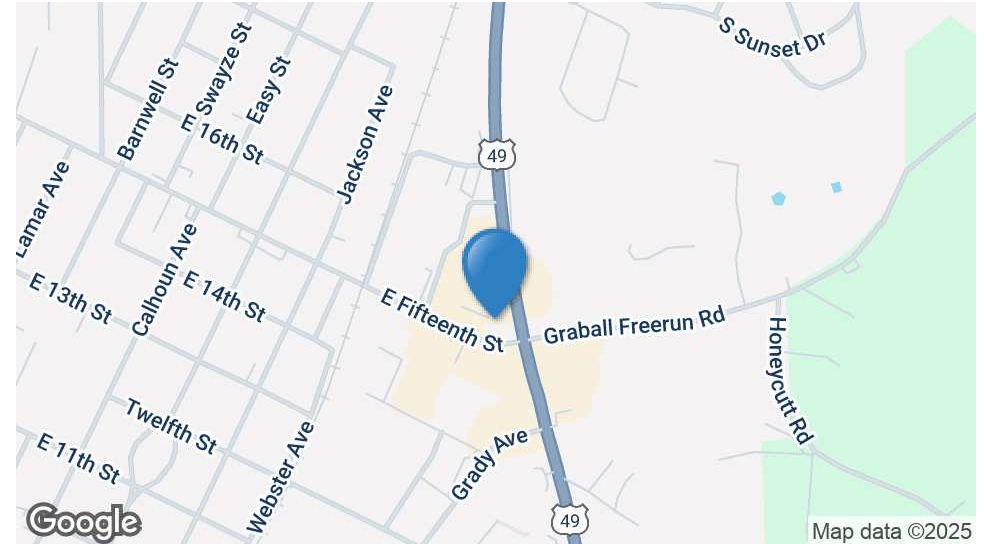
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## OFFERING SUMMARY

Sale Price:	\$995,000
Building Size:	64,791 SF
Lot Size:	4.6 Acres
Price / SF:	\$15.36
Zoning:	C-3 Highway Commercial District
Lease Rate:	\$3.00-\$5.00/SF Modified Gross
Space Available:	1,200 - 30,000 SF

## PROPERTY OVERVIEW

Introducing a heavy value-added retail investment opportunity at 1570-1575 Jerry Clower Blvd in Yazoo City, MS. This substantial 64,791 SF building is strategically located at the Northwest quadrant of Jerry Clower Blvd (Highway 49) and Fifteenth Street. The immediate area includes a large amount of retail, fast food restaurants and other typical neighborhood uses. The property has been nearly 100% occupied for the past 5-years; however, has lost two large tenants in the past 9-12 months which included Dirt Cheap and a bingo hall. This is an excellent opportunity for an investor or user to acquire this property and its 4.6 acre site and either completely renovate the shopping center and/or re-develop the site.

INCLUDED & NOTED ON THE RENT ROLL, THE PROPERTY HAS AN OUTPARCEL RESTAURANT BUILDING OF 1,890 SF AND TWO (2) GROUND LEASES.

## PROPERTY HIGHLIGHTS

- Located near large amount of retail and fast food restaurants
- Ideal for retail and street retail Investors
- Prime opportunity to capitalize on high-demand retail space



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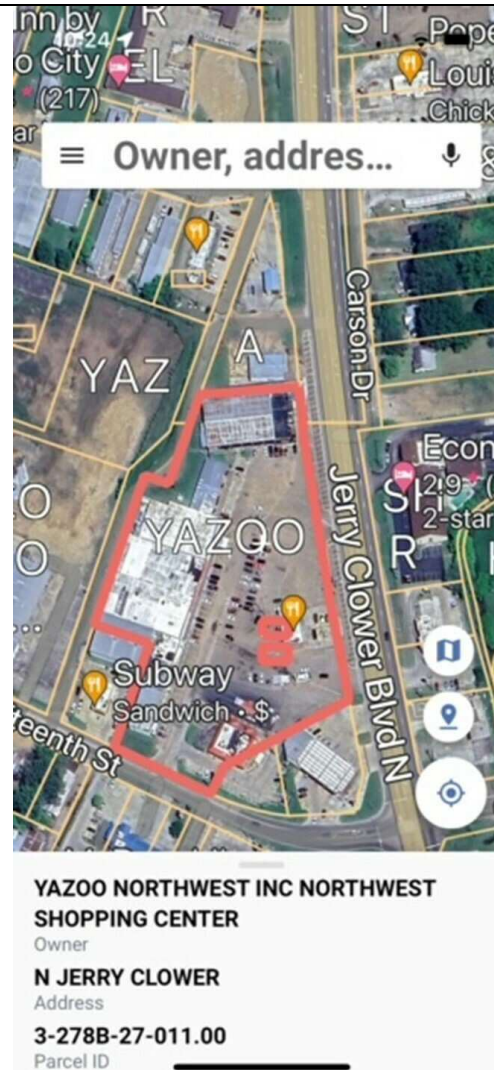
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## Section 2

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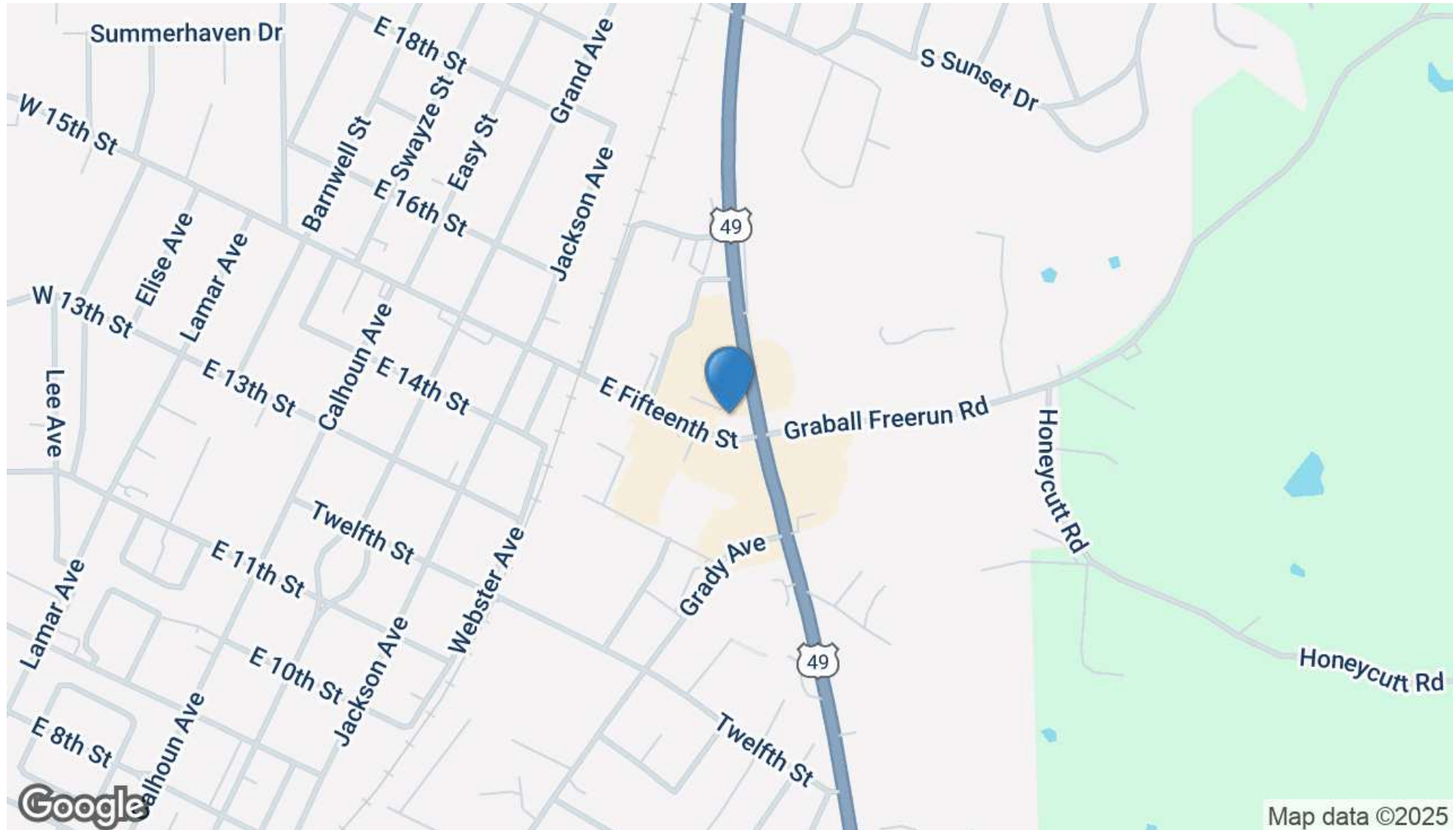
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## Section 3

DEMOGRAPHICS

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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	199	1,066	4,466
Average Age	44	40	39
Average Age (Male)	42	38	37
Average Age (Female)	45	42	41

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	426	1,700
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$79,611	\$64,524	\$56,402
Average House Value	\$193,259	\$157,518	\$150,807

*Demographics data derived from AlphaMap*

