

RETAIL PROPERTY FOR SALE



1660 SUNSET DR, GRENADA, MS

1660 Sunset Dr, Grenada, MS 38901

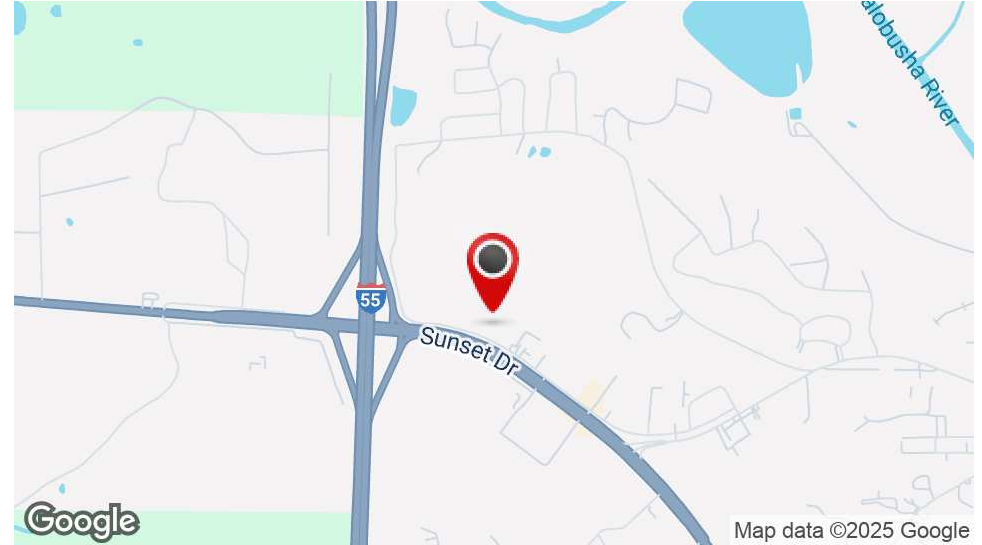
JOHN MICHAEL HOLTMAAN

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CONCORD
COMPANIES

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OFFERING SUMMARY

Sale Price:	\$595,000
Building Size:	4,362 SF
Zoning:	B-3 Heavy Commercial
Year Built:	1988

PROPERTY OVERVIEW

Concord Companies is pleased to present For Sale this former restaurant building in Grenada, MS. The site sits strategically just off the main intersection in town where Interstate 55 meets Sunset Drive (MS HWY 8), and directly across from the Walmart Supercenter. Daily traffic counts in front of the site are 34,000. The Property is zoned B-3 (Heavy Commercial) permitting the widest variety of uses within the jurisdiction. Grenada is a regional draw due to its proximity to I-55 and is known as an industrial hub in the northern part of Mississippi. In early 2024 Milwaukee tool completed a \$60 Million, 500,000sf manufacturing facility in Grenada bringing an additional 800 jobs to the city. A brand new QuikTrip convenience store is also being built one parcel away from the subject site.

PROPERTY HIGHLIGHTS

- Excellent Visibility
- Highest in Market Traffic Counts
- Across from Walmart Supercenter
- Pylon Signage

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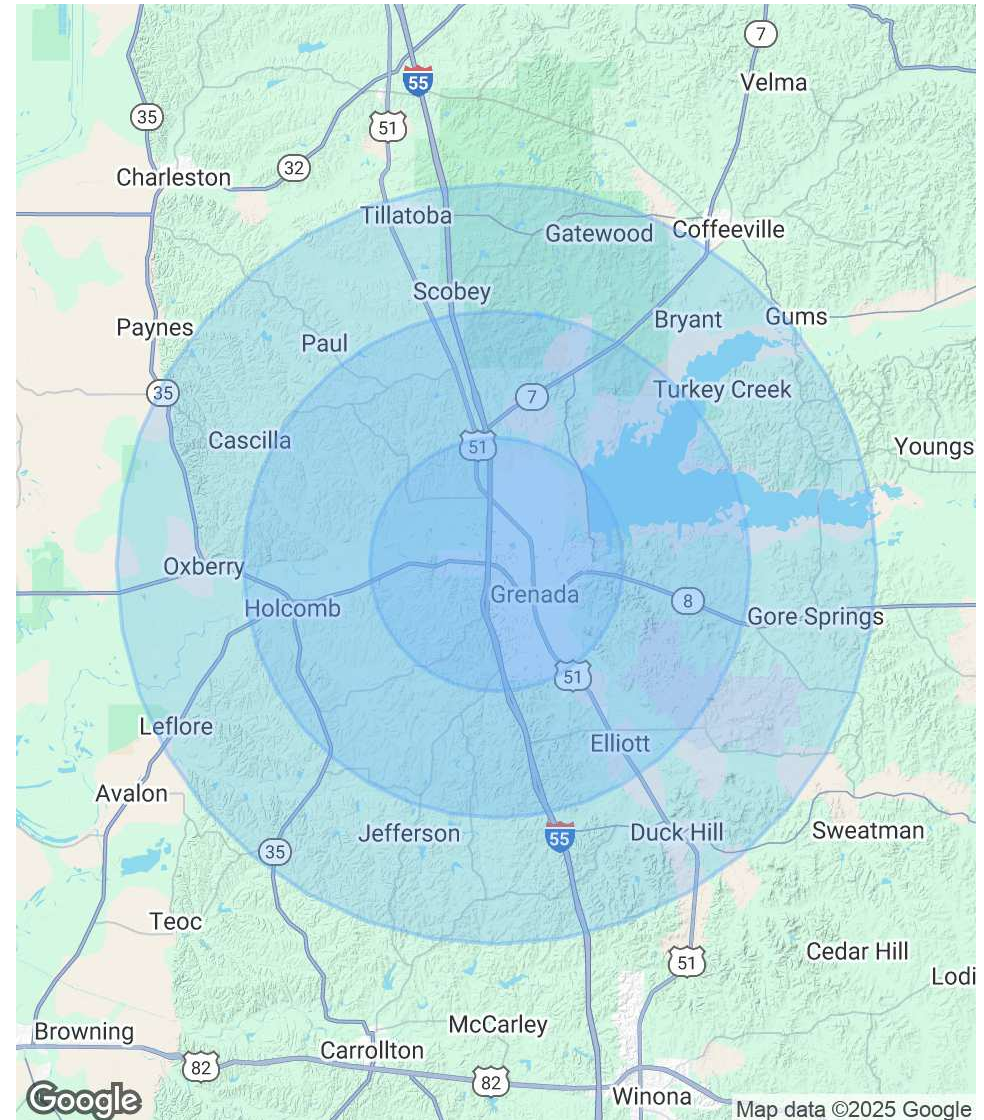
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	13,404	19,224	24,974
Average Age	41	42	42
Average Age (Male)	39	40	41
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	5,639	8,117	10,733
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$61,909	\$68,146	\$67,908
Average House Value	\$163,484	\$174,169	\$169,708

Demographics data derived from AlphaMap



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