

For Sale

Former Doe's Restaurant - Florence, MS



### PROPERTY DESCRIPTION

NAI UCR Properties is pleased to present an excellent commercial opportunity at 15 Jackson Circle, Florence, MS. This 8,240 SF turn-key free-standing restaurant building is located just off the highly traveled Hwy 49, offers prime accessibility in the rapidly growing Florence market.

Situated on 1.39 acres with an additional 8.8 acres of excess land, this property provides ample space for future expansion or redevelopment. Originally built as an automotive service center, the building was converted into a sit-down restaurant in 2017 and remains in excellent condition for either commercial re-use or a turn-key restaurant operation.

Its flexible layout and strategic location make it a versatile option for a wide range of businesses looking to capitalize on the traffic and growth along Hwy 49. Don't miss out on this unique opportunity in the heart of Florence!

### LOCATION DESCRIPTION

The property is located just off the Hwy 49 in Florence, MS. 15 Jackson Circle offers easy access in a high-traffic commercial corridor. Hwy 49, with 36,000 VPD, serves as a major arterial route, connecting Florence to Jackson and other key markets in the region, making this location ideal for a restaurant or retail business.

### PROPERTY HIGHLIGHTS

- 8,240 SF Turn-Key Restaurant building
- Zoned C-3 (Major Thoroughfare Commercial)
- Located off Hwy 49 (36,000 VPD)
- 1.39 Acres (w/ 8.8 acres of excess land)
- Spacious parking lot for customer convenience
- Street Signage on Hwy 49
- Originally an auto body shop, re-conversion possible.

### OFFERING SUMMARY

Sale Price:	\$1,399,000
Lot Size:	1.39 Acres
Building Size:	8,240 SF

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### LOCATION INFORMATION

Building Name	Former Doe's Restaurant - Florence, MS
Street Address	15 Jackson Circle
City, State, Zip	Florence, MS 39073
County	Rankin

### BUILDING INFORMATION

Building Size	8,240 SF
Tenancy	Single
Number of Floors	1
Year Built	2010
Year Last Renovated	2017
Condition	Average
Free Standing	Yes
Number of Buildings	1
Floor Coverings	Concrete and Faux Wood
Exterior Walls	Brick, metal and Stucco

### PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Restaurant
Zoning	C-3 (Major Thoroughfare Commercial)
Lot Size	1.39 Acres
Lot Frontage	42 ft
Traffic Count Street	Highway 49
Amenities	Pristine Full-Service Kitchen with all equipment Included
Power	Yes

### PARKING & TRANSPORTATION

Number of Parking Spaces	55
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### UTILITIES & AMENITIES

Power	Entergy
Restrooms	Multi-Stall Men's & Women's
Gas / Propane	Atmos



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