

LARGE RETAIL SPACE FOR LEASE | 45,672 SF

570 Main St, Southaven, MS 38671

Prime location just off Interstate 55, a route traveled by 61,000 vehicles daily, making it a key stop on the way to Tunica, Mississippi—the nation's third-largest gaming destination. Situated at the Mississippi-Tennessee border, Southaven is a popular shopping destination for Memphis residents seeking to avoid Tennessee's higher sales tax and for northern Mississippi shoppers. The center is surrounded by popular retailers like Bargain Hunt and Buck's Bargain Center, attracting a broad customer base from the Memphis area. Nearby stores like Walmart, Best Buy, and Kroger add to its strategic appeal.

KEY HIGHLIGHTS

- 45,672 SF Available
- VPD: 31,730
- Center is Shadow Anchored by Kroger
- 636,261 Population within 12 mile radius
- 5 Miles from Tanger Outlets
- Red-light intersection
- 2 dock doors, warehouse space, gated outdoor storage

OFFERING SUMMARY

- Lease Rate: Negotiable
- Zoning: Commercial

DEMOGRAPHICS	7 MILES	10 MILES	12 MILES
Total Households	78,858	168,576	239,246
Total Population	221,422	462,476	636,261
Average HH Income	\$49,437	\$49,356	\$52,760

* Demographic data derived from 2020 ACS - US Census



For More Information:
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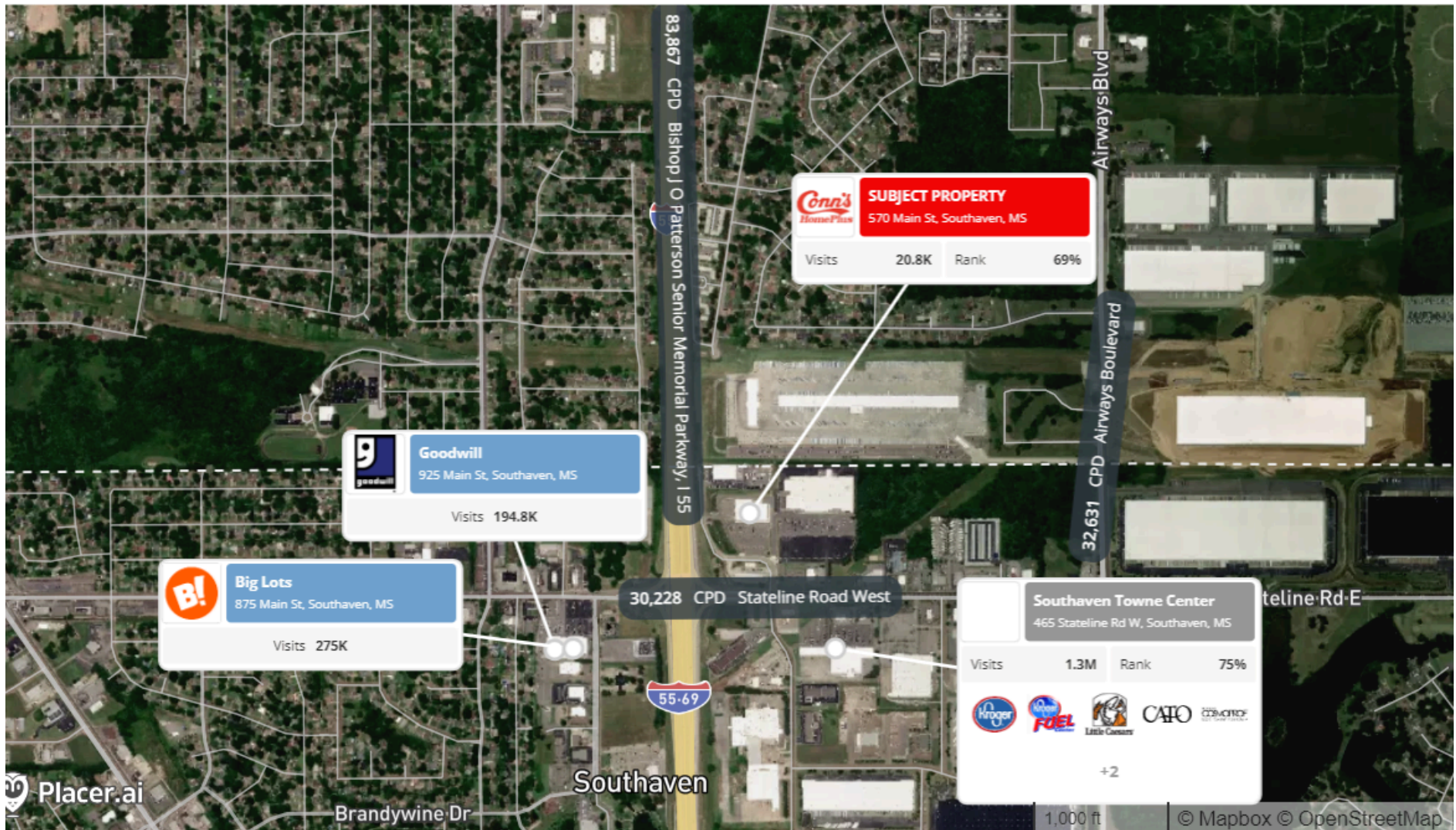


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