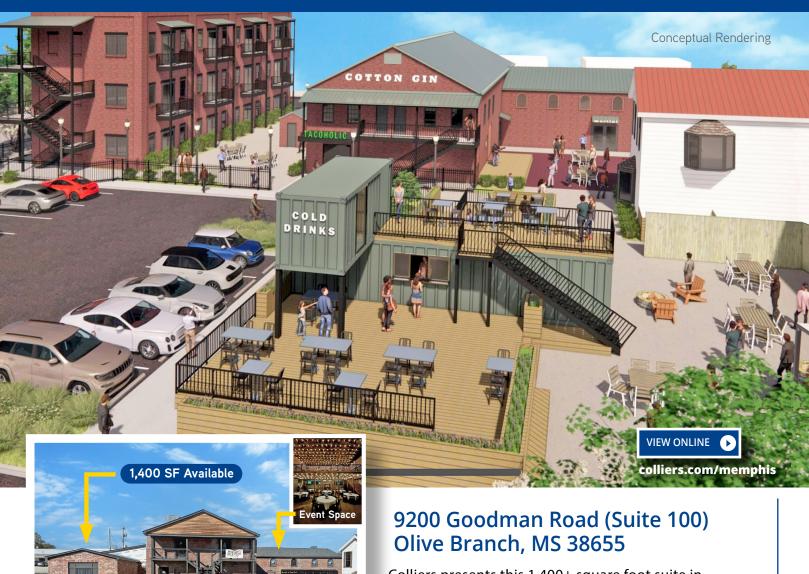
# Last Space Available Cotton Gin Project



Colliers presents this 1,400± square foot suite in the redeveloped 9,929± square foot historical "Cotton Gin" building at 9200 Old Goodman Road. The two-story, mixed-use building sits on 1.48± acres in the "Old Town District" a planned unique

redevelopment that was the original village center of the City of Olive Branch. Intentions for the area are growth and improvement through design, landscaping and architecture while preserving and enhancing the best elements of the traditional village center such as its character, culture and historic features.

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## **Property Features**

Development: Cotton Gin

9200 Old Goodman Rd. Olive Branch, MS | Ste. 100

Last space available

Asking: \$25 NNN \$4.50±

Available suite: 1,400± SF

Total building size 9,929± SF

Lot size: 1.40± AC

Other tenants:

Old Town Taco, Ash's Irish Pub

Easy access to Hwy-78 / I-22

# **2024 Demographics**



Population 1-mile: 6,724 3-miles: 38,939 5-miles: 94,002



Households 1-mile: 2,693 3-miles: 33,992 5-miles: 33,992



Median Age 1-mile: 34.1 3-miles: 37.8 5-miles: 38.2



Average HH Income 1-mile: \$96,411 3-miles: \$105,124 5-miles: \$111,111 ED THOMAS, CCIM
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### **COLLIERS**

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