

FOR LEASE

4073 HIGHWAY 51 S
SENATOBIA, MS 38688



GILL
PROPERTIES

8130 Macon Station, Suite 114
Memphis, TN 38018
901.758.1100



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Broker

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PROPERTY HIGHLIGHTS



2,500+ SF OFFICE | RETAIL | FLEX SPACE

- **MOVE-IN READY w/ a boutique Build-Out**
- **Two Dressing Rooms | Brackets for Clothes | Multiple Mirrors**
- **Located at the corner of US-51 & Browns Ferry Rd**
- **95 SF Fronting US-51 S**
- **Shared building with B&M Cleaners**
- **\$14.00 PSF + NNN**

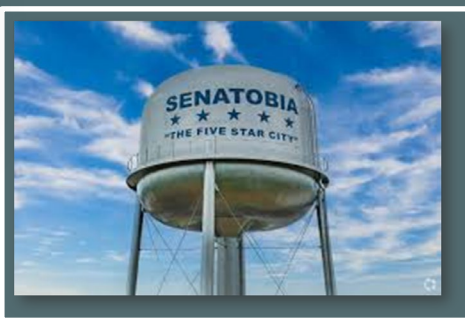
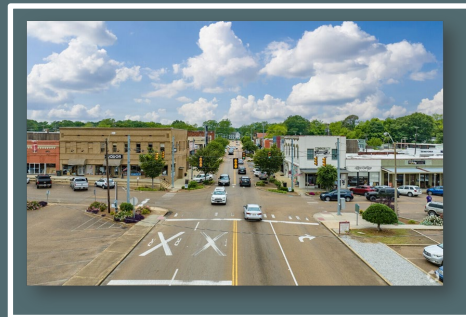


DEMOGRAPHICS

Mississippi



2023	1 MILE	3 MILE	5 MILE
POPULATION	4,280+	8,820+	12,180+
HOUSEHOLDS	1,480+	2,960+	4,165+
AVG HH INCOME	\$61,085	\$75,787	\$78,969



Small Business, Minority or Woman Owned Business?

Visit Website for Incentive Offerings

<https://mississippi.org/minority-small-business/>

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AERIAL



Senatobia Historic Downtown

Senatobia Optional Learning School



Senatobia Junior | High School

Main Street

Main Street



4073 US 51

Browns Ferry Rd

Marvin Street Apartments

Veazey Lumber Co.



Magnolia Heights School

Fresh Garden Market & Smokehouse



Scott Street

