

AUTO DEALER, HOTEL, RESTAURANT LAND FOR SALE

I-55 & HWY 7/SUNSET DRIVE

GRENADA, MS



LOCATION: Northwest corner of I-55 Exit 206, & Hwy 7 West, aka Sunset Drive, in Grenada, MS. This property is across the street from the Toyota and Ford Dealerships and . Grenada is experiencing huge job growth with 2 new manufacturing projects like the Milwaukee Tool plant with 1,200 employees in the region and 11 expansions bringing \$810 in investments creating 3,665 jobs with an economic impact of \$1 Billion.

DESCRIPTION: Approximately 14 acres, with the front 5 acres available now. Commercial uses permitted in the Commercial Mixed Use-2 or CMU-2 zoning district, per the Raleigh Presbyterian Church C-P Outline Plan. See site plan option on page 2 for 3 D/T units.

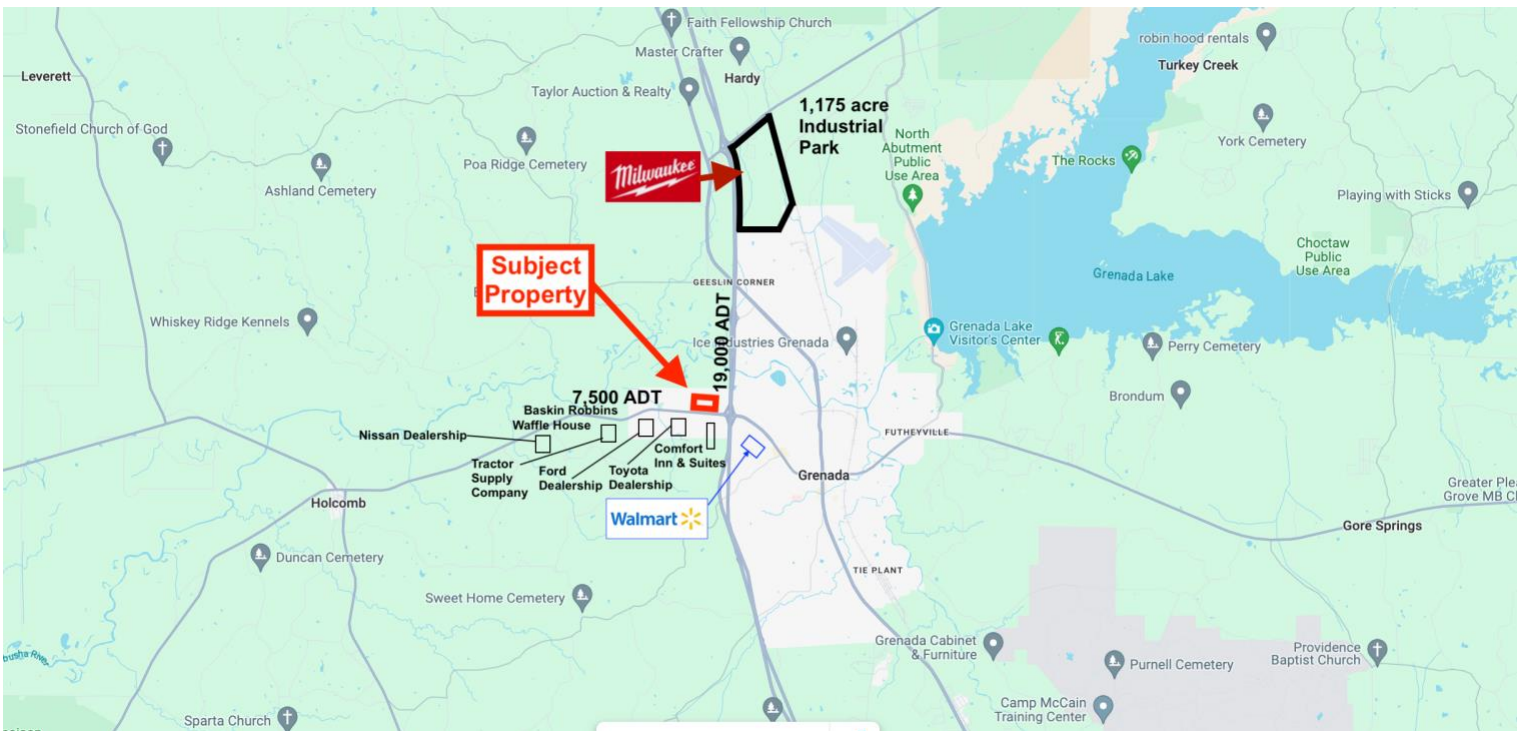
TRAFFIC COUNTS: I-55 N of Exit 206 – 19,000 Sunset Drive West of I-55 - 7,500

SALES PRICE: \$2,000,000.00 for the front 5 acres.



Demographics	3-Mile	5-Mile	10-Mile
Population	9,007	13,363	19,731
Avg HH Income	\$45,269	\$51,206	\$55,553
Households	3,653	5,406	7,905

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