

456 HIGHWAY 24 E  
Centreville, MS 39631



### OFFERING SUMMARY

Sale Price: \$550,000

Available SF:

Building Size: 14,000 SF

Price / SF: \$39.29

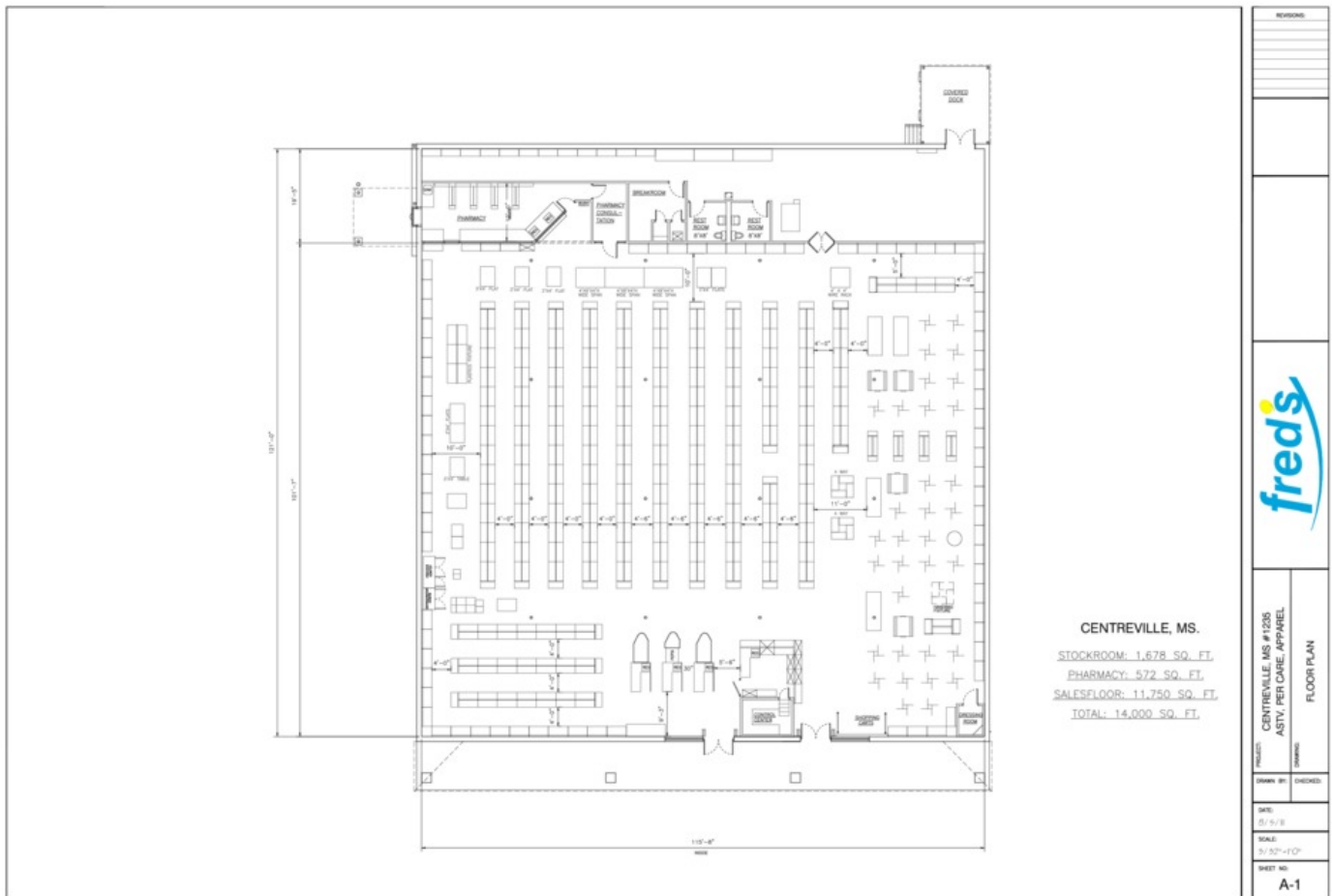
### PROPERTY OVERVIEW

This former Fred's location is being marketed FOR SALE immediately. This is a well positioned retail asset within the main commercial corridor of Centreville.

WALTER KELLEY  
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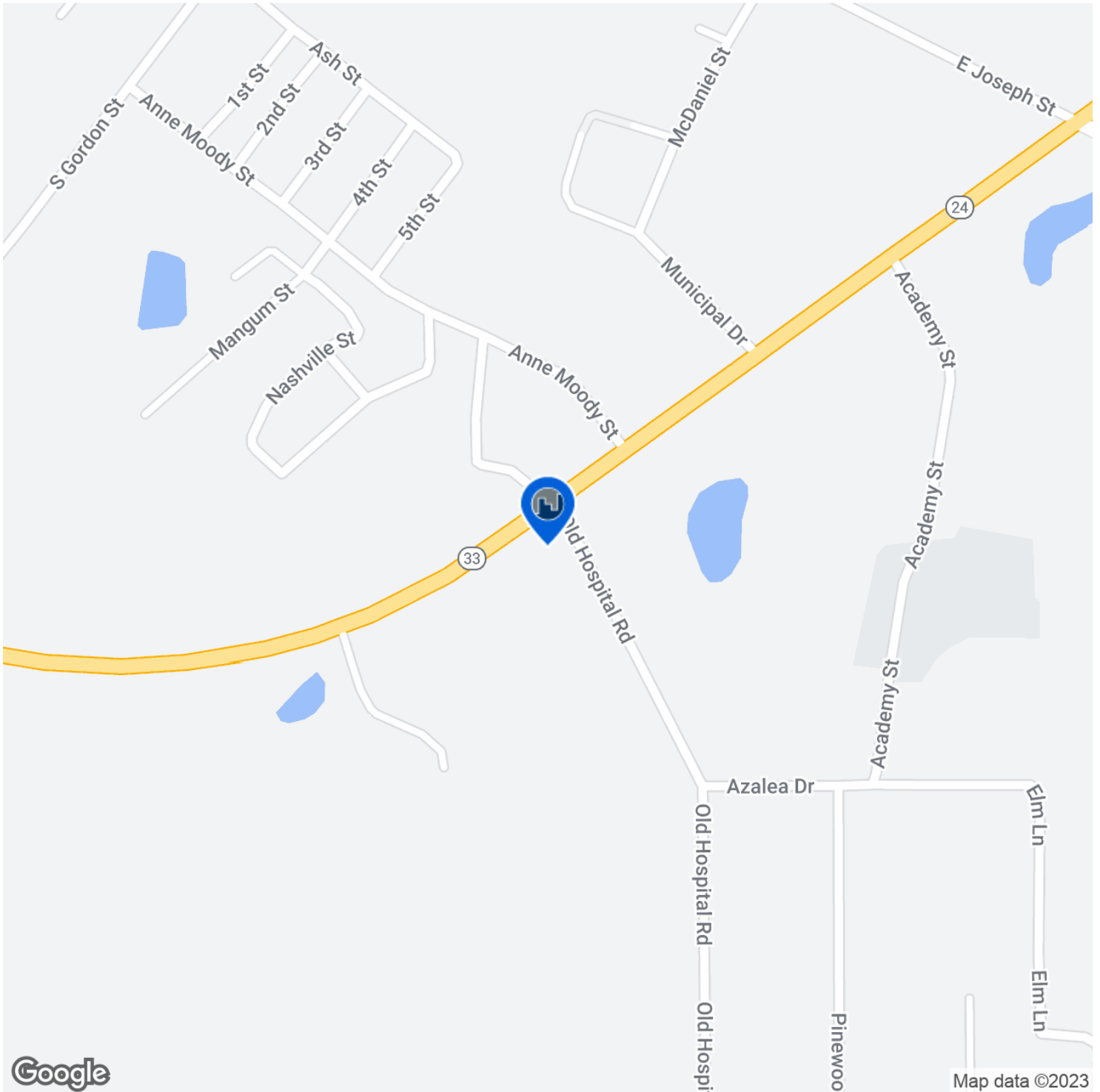
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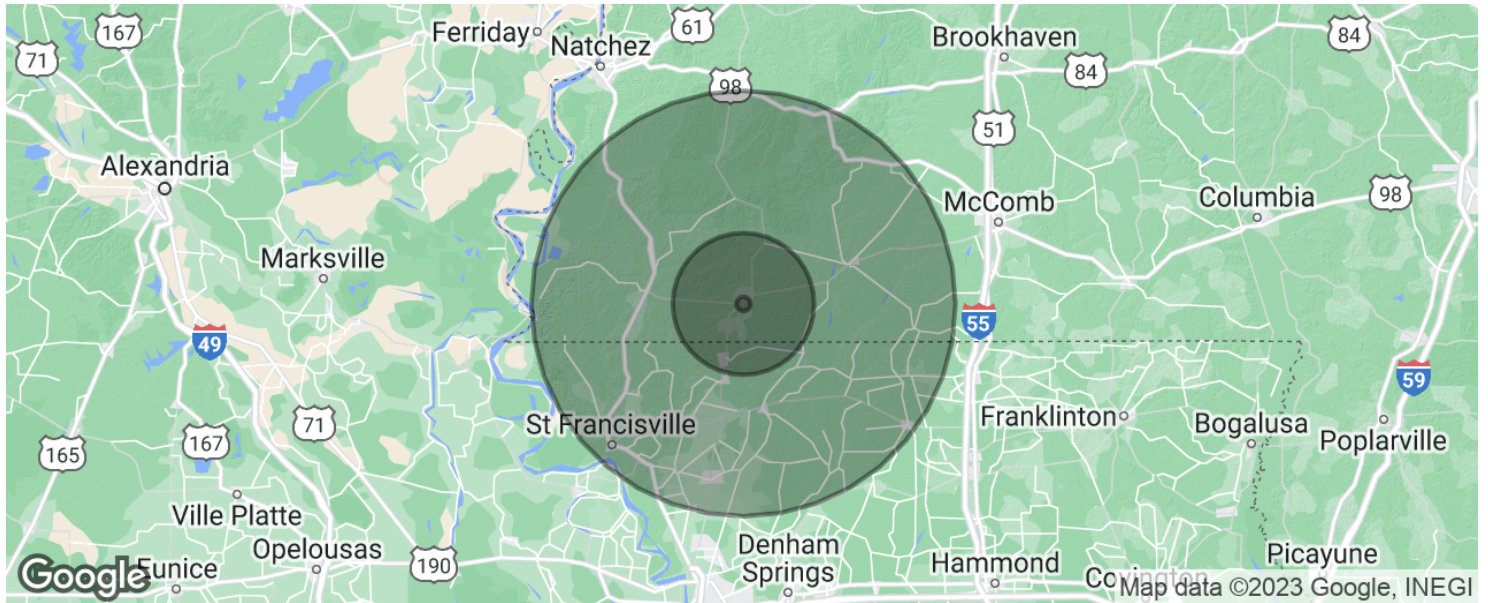
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<b>POPULATION</b>	<b>1 MILE</b>	<b>10 MILES</b>	<b>30 MILES</b>
Total population	43	6,350	104,027
Median age	38.7	37.2	38.1
Median age (Male)	36.6	34.3	36.5
Median age (Female)	42.2	40.2	39.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>10 MILES</b>	<b>30 MILES</b>
Total households	17	2,207	36,605
# of persons per HH	2.5	2.9	2.8
Average HH income	\$36,804	\$42,170	\$56,595
Average house value	\$77,030	\$94,873	\$136,881

\* Demographic data derived from 2020 ACS - US Census

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