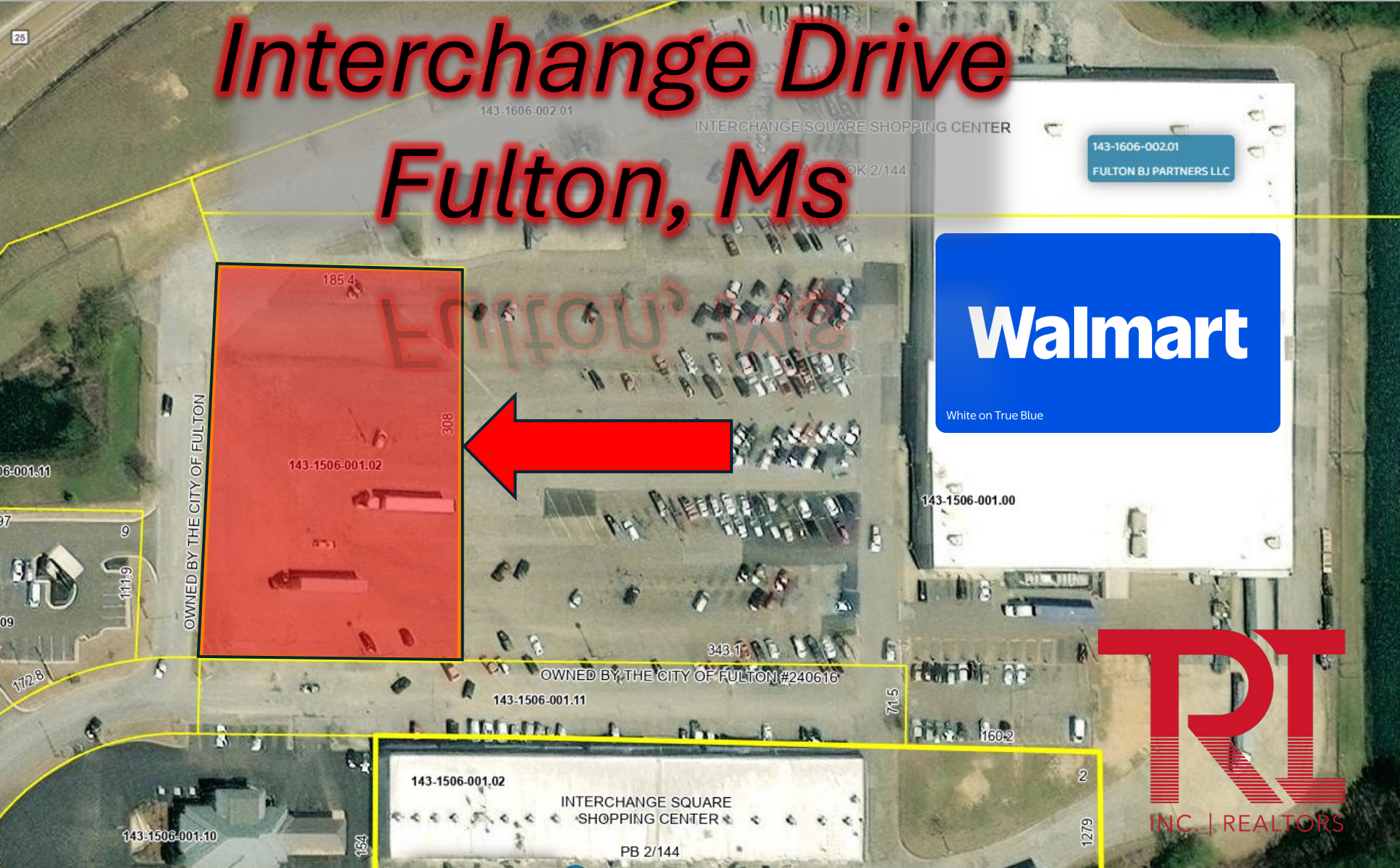


# Walmart Outparcel For Sale

*Interchange Drive  
Fulton, Ms*



**Walmart**

White on True Blue

143-1606-002.01  
FULTON BJ PARTNERS LLC

143-1606-002.01

INTERCHANGE SQUARE SHOPPING CENTER

OK 2/144

185.4

308

143-1506-001.02

143-1506-001.00

343.1

OWNED BY THE CITY OF FULTON #240616

143-1506-001.11

71.5

160.2

143-1506-001.02

INTERCHANGE SQUARE  
SHOPPING CENTER

PB 2/144

2

1279

143-1506-001.10

154

OWNED BY THE CITY OF FULTON

06-001.11

07

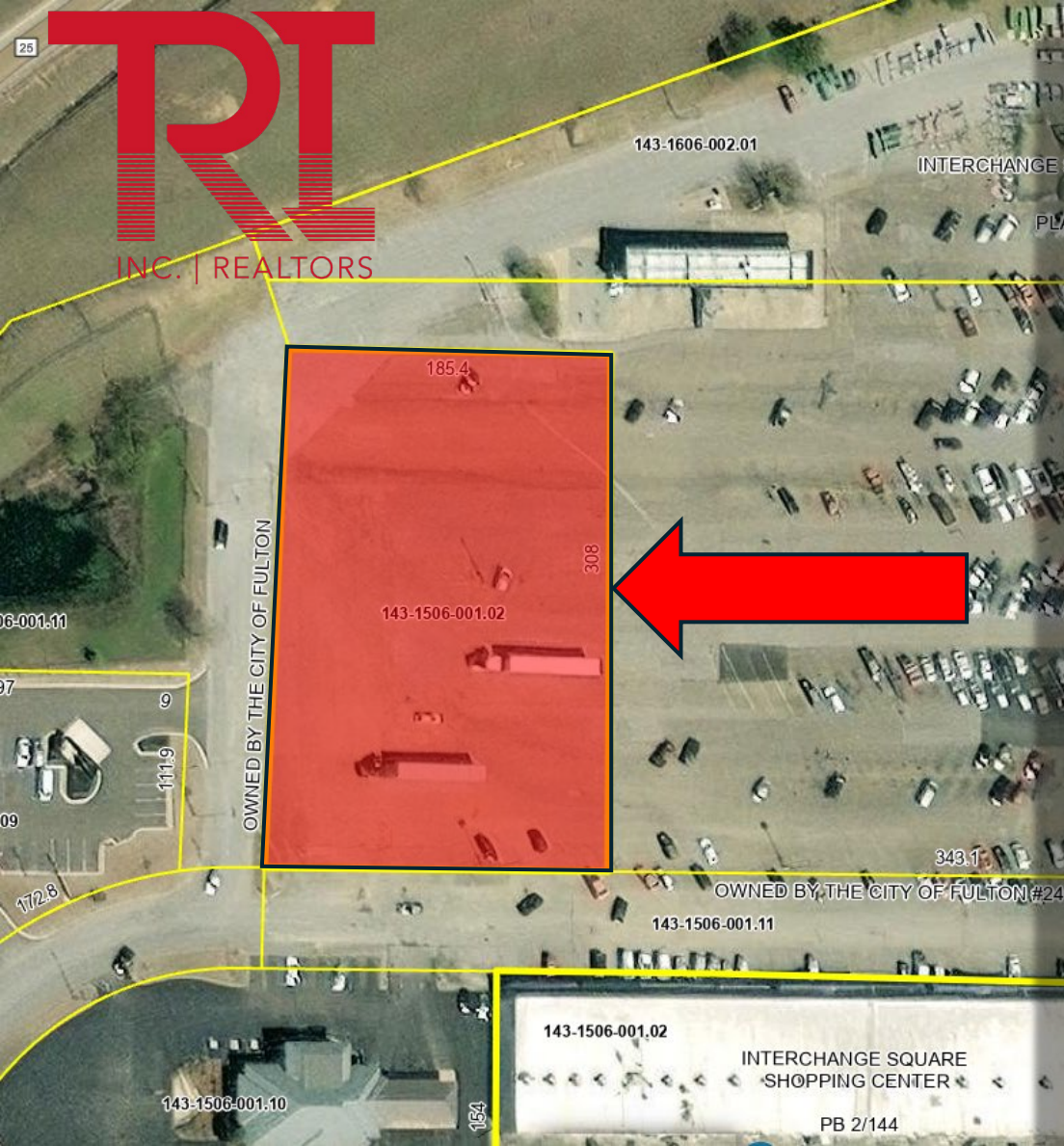
111.9

09

172.8

25

# Walmart Outparcel For Sale



- *Asking Price: \$12.00 / SF*
- *Size: Up to 1.43 acres (divisible)*
- *Configuration: 202' x 308'*
- *Zoning: C-3 Commercial District*
- *Avg Daily Traffic: 30,000 vpd (I22)*
- *Neighbors: Walmart Supercenter, 30,000 SF shadow-center including Rent-A-Center, Shoe Show, AT&T, and Pizza Hut, among others; Wendy's, Taco Bell, and KFC.*

# Walmart Outparcel For Sale

This 1.43-acre commercial outparcel is strategically positioned immediately adjacent to a Walmart Supercenter and the Interchange Square Shopping Center, the dominant retail destination serving Fulton and Itawamba County, Mississippi. The site sits along Interchange Drive with strong visibility to Interstate 22, the primary corridor connecting Memphis, Tennessee and Birmingham, Alabama, carrying traffic volumes of approximately 30,000 vehicles per day.

The parcel is rectangular in configuration, measuring approximately 202' x 308', and is fully paved, currently functioning as part of the shared parking field serving Walmart and the adjacent shadow-anchor retail center. This integration provides established access, circulation, and traffic flow patterns that significantly enhance site usability, visibility, and access for future users.

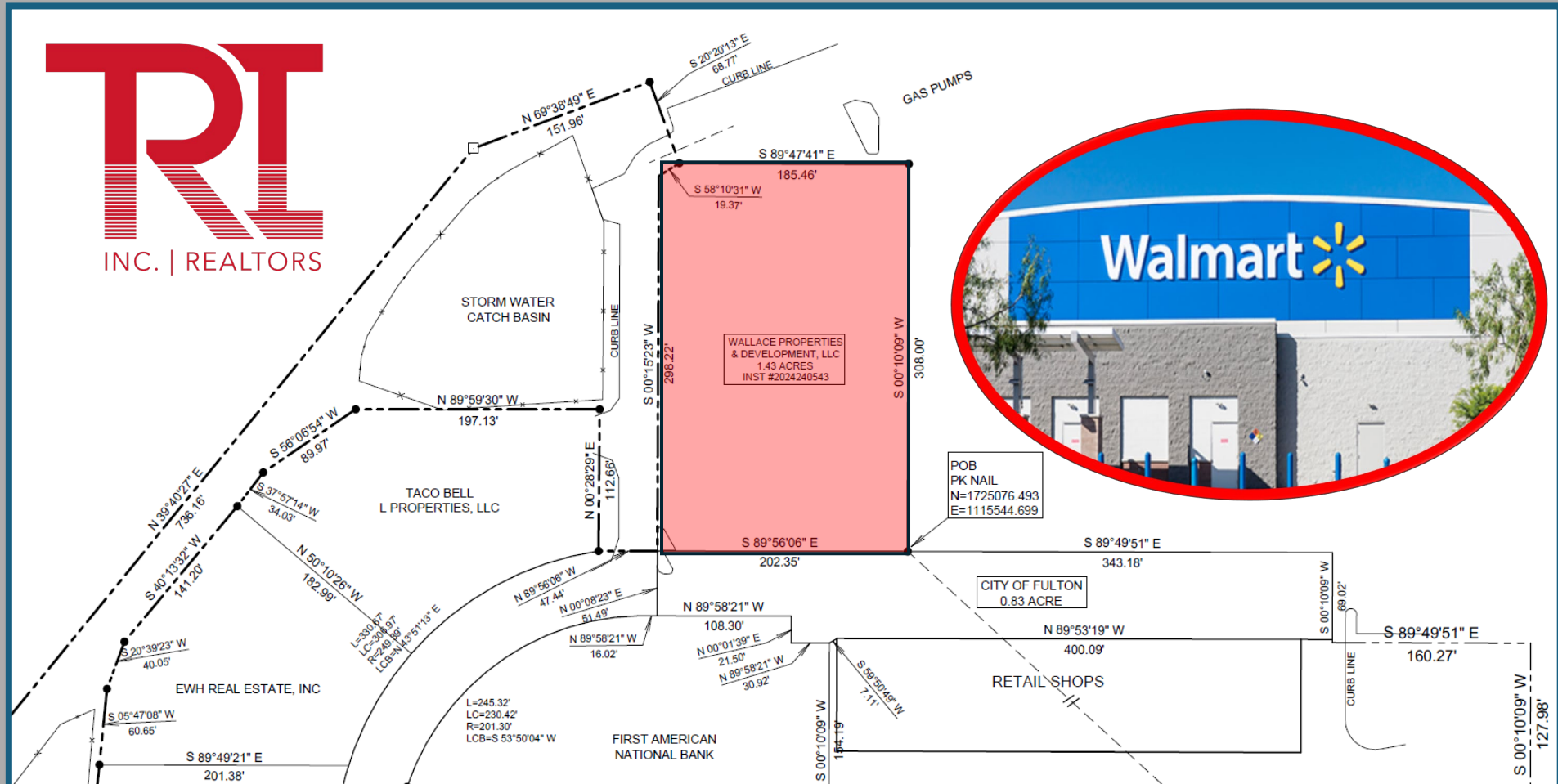
Surrounding retailers include the Walmart Supercenter, a 30,000-square-foot shadow-anchor center with national and service-oriented tenants such as Rent-A-Center, Shoe Show, AT&T, and an Express Care medical clinic, as well as nearby quick-service restaurants including Wendy's, Taco Bell, KFC, and Pizza Hut. The concentration of national brands and daily-needs retailers establishes the location as the primary retail hub in the market.

# Walmart Outparcel For Sale



**TL**  
INC. REALTORS

# Walmart Outparcel For Sale



# Walmart Outparcel For Sale



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