

Prime Retail Space Available Freestanding Building on Corner Lot

2055 Raymond Rd, Jackson, MS 39212



PROPERTY HIGHLIGHTS

- Located at the corner of a busy signalized intersection with 4-way traffic light
- Existing highly visible pylon signage in place
- Excellent visibility with multiple easy access points
- Existing Drive-Thru window/lane
- Close proximity to multiple schools, large neighborhoods, apartments, and other retail destinations
- Traffic Count of 20,000 +/- cars a day
- High synergy intersection with new Rally's restaurant, High Volume Grocery Anchored Shopping Center, Auto Zone, Advance Auto, Family Dollar among others.

Lease Rate: Negotiable

Building Size: 11,130 SF

Lot Size/Parking: 1.25 Acres - 5.3/1,000

- Existing highly visible pylon signage in place



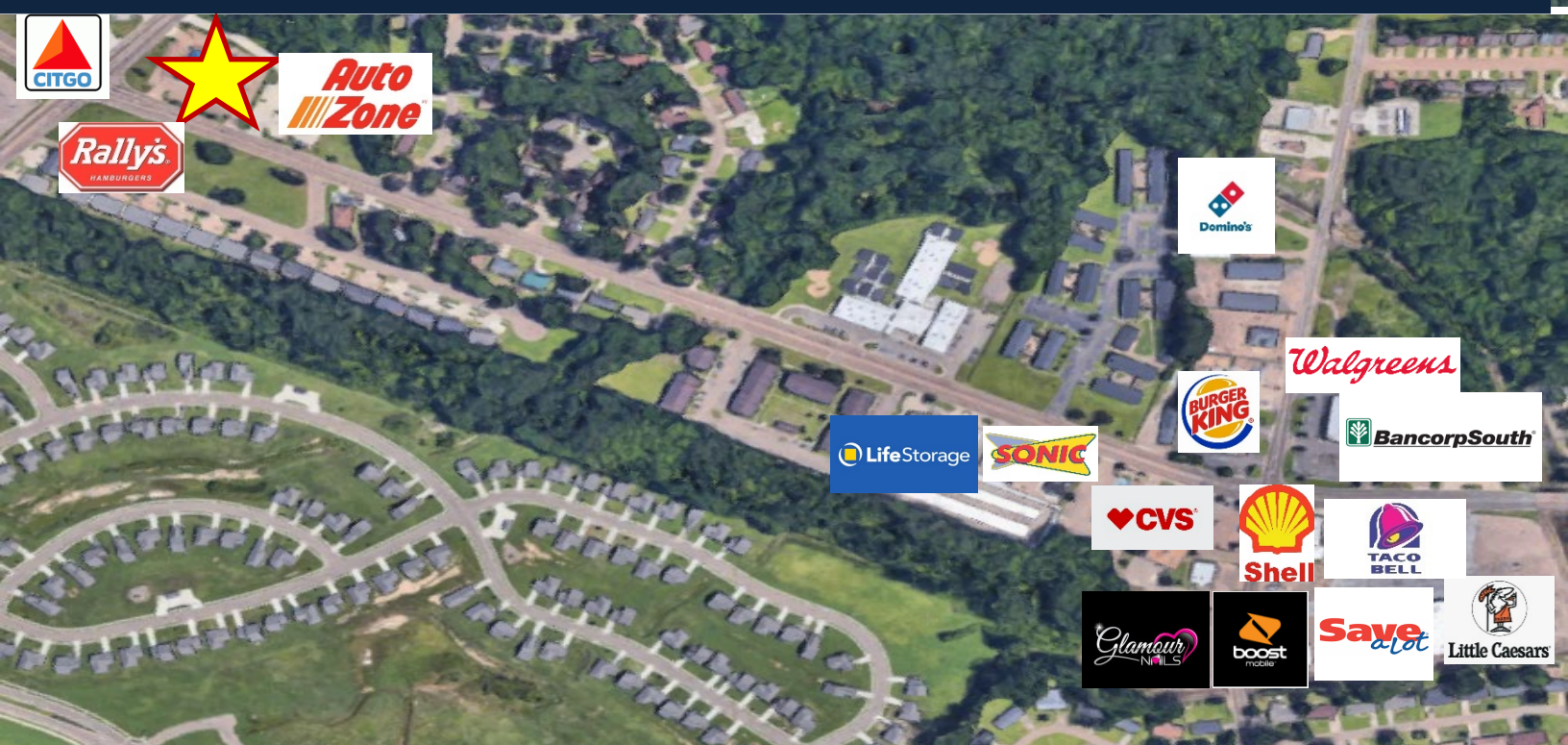
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The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.


Tower Capital, LLC
a real estate investment & development co.

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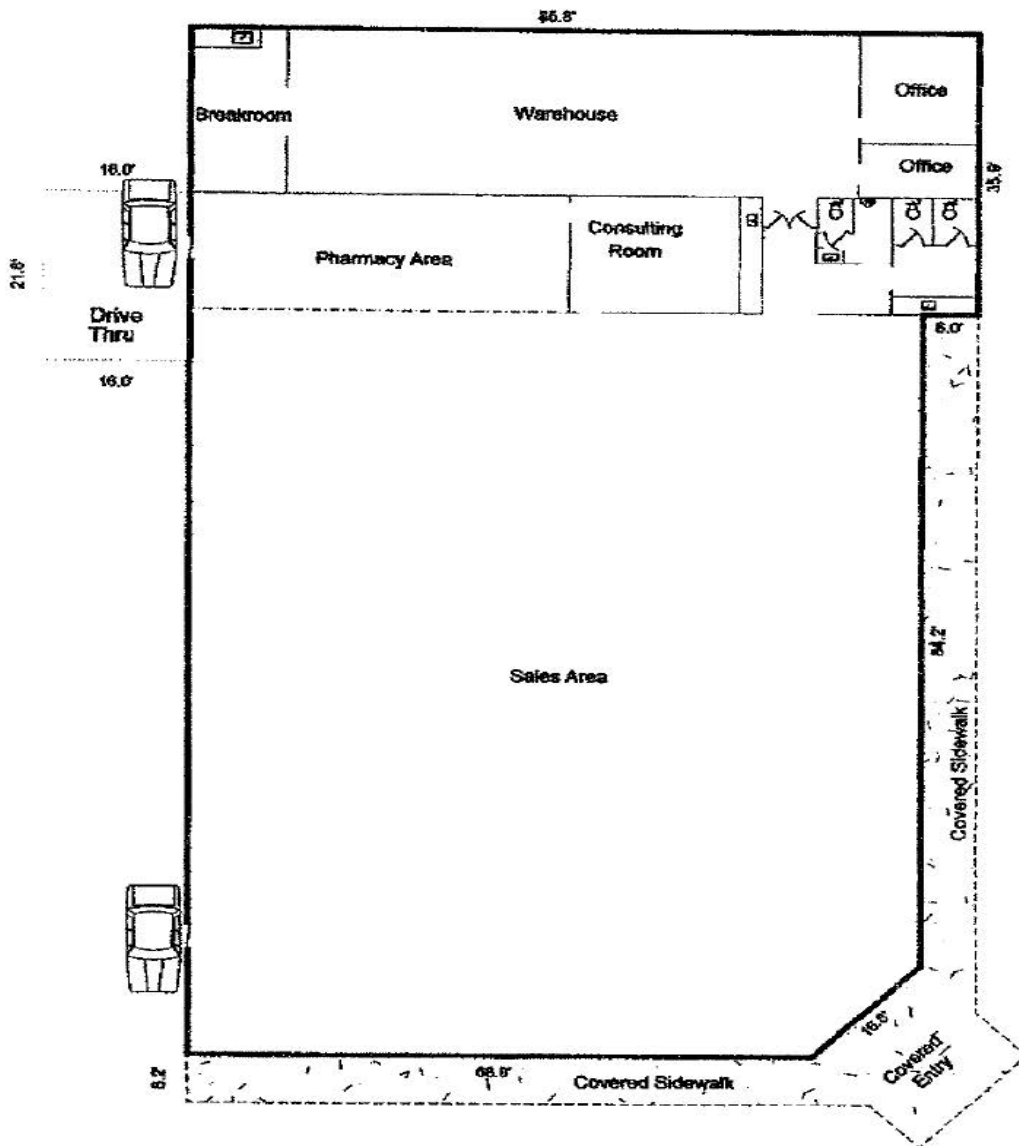
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Floor Plan
Not Exact/Not to Scale
11,130 +/- Sq. Ft.



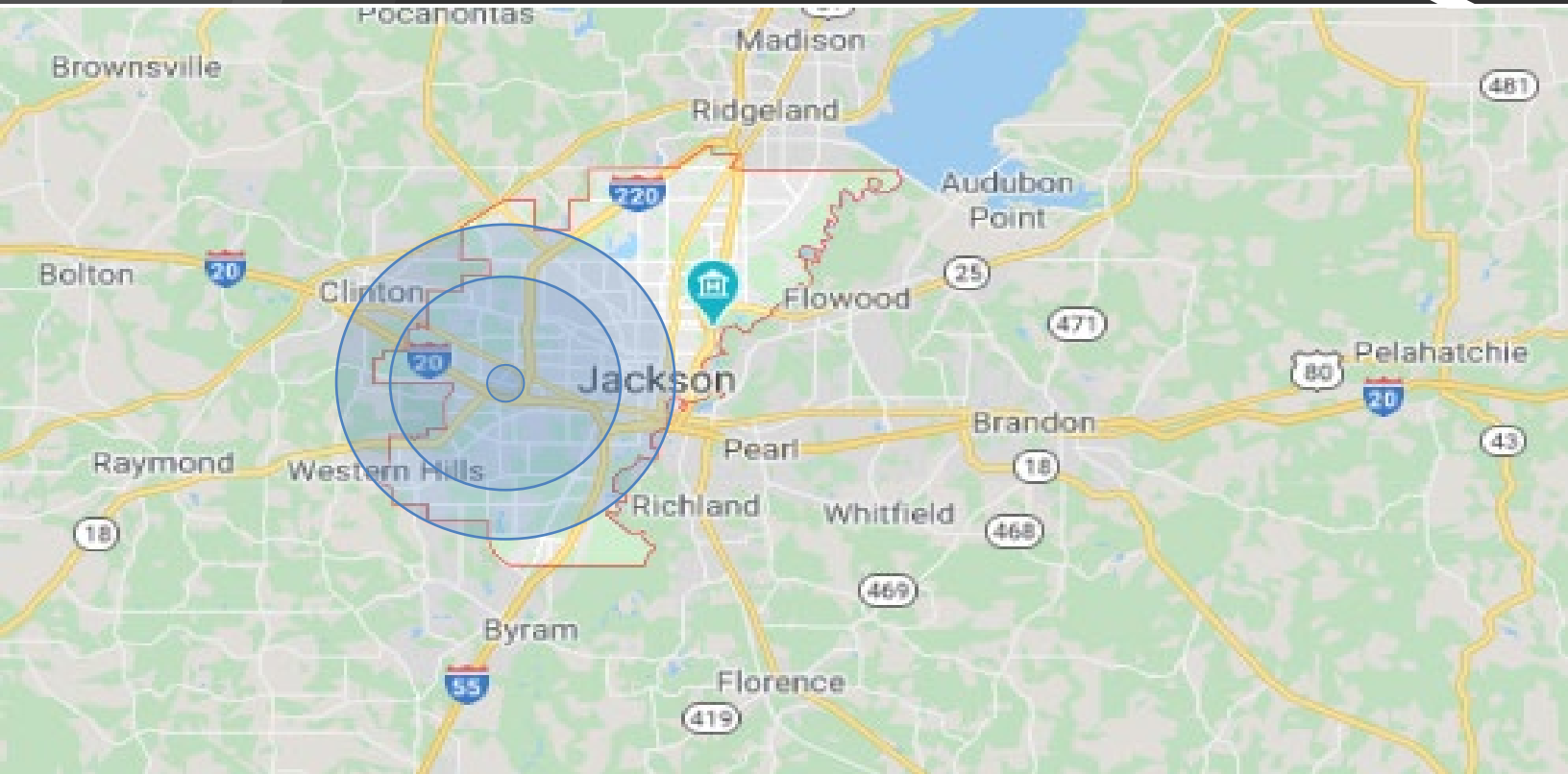
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,997	42,472	96,551
Average age	31.7	33.3	34.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,754	14,535	33,277
Average HH income	\$45,621	\$48,053	\$48,914
Median home value	\$70,394	\$74,800	\$81,681

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