

RETAIL PROPERTY FOR LEASE



2851 U.S. 49
FLORENCE, MS 39073

Sterling McCool, CCIM
Broker Associate
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LOCATION DESCRIPTION

Strategically located freestanding retail building with Highway 49 frontage. The location offers excellent visibility to over 31,000 vehicles per day and is located amongst a variety of other retailers and successful business owners. This growing area offers a wide range of attractions, including shopping centers, dining destinations, and recreational facilities which cater to the needs of residents and visitors. The availability of this property offers an opportunity to tap into the bustling Florence business community which stands amongst the best that the Jackson metropolitan area has to offer.

PROPERTY HIGHLIGHTS

- High traffic location with great visibility
- Modern and well-maintained building
- Open and customizable interior
- Growing business community
- Ample parking available

PROPERTY DESCRIPTION

This freestanding building is 6000 square feet of open clear span retail space with ample parking and accessibility. The property showcases a contemporary design with a highly customizable interior which is suited for a large range of potential businesses. Signage visibility from this location is outstanding. Elevate your brand's presence and captivate customers with this remarkable opportunity to lease a standout space in a high-traffic location in a growing community.

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	6,000 SF
Lot Size:	0.71 Acres
Stories:	1
Year Built:	2010
Monthly Rent:	\$6000 + NNN
Parking Space:	43
Parking Ratio:	7
Zoning:	C-3
Traffic Count:	31,000 VPD
Market:	Jackson MSA
Sub-market:	Florence

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FOR LEASE 2851 U.S. 49

ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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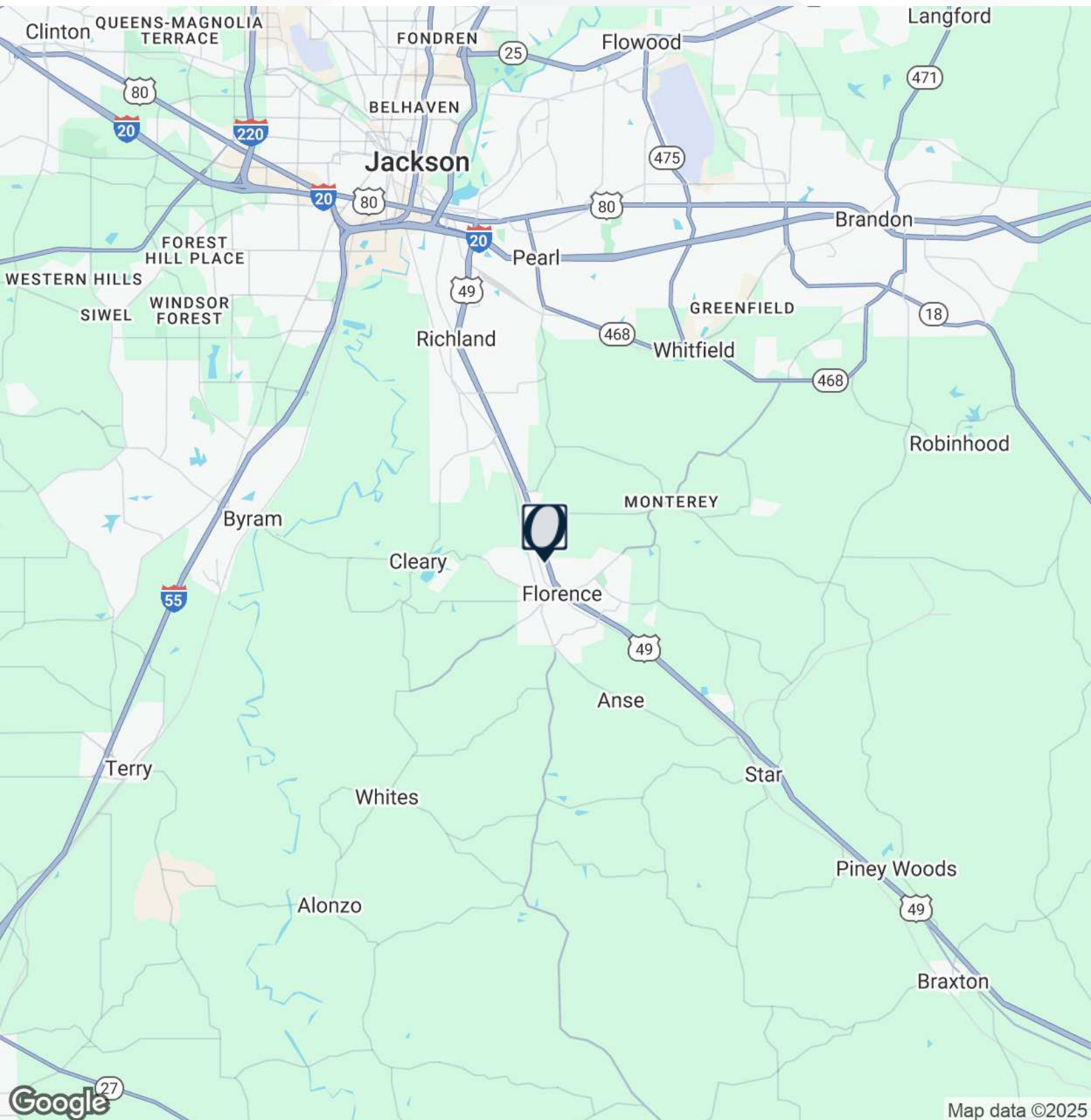


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LOCATION MAP

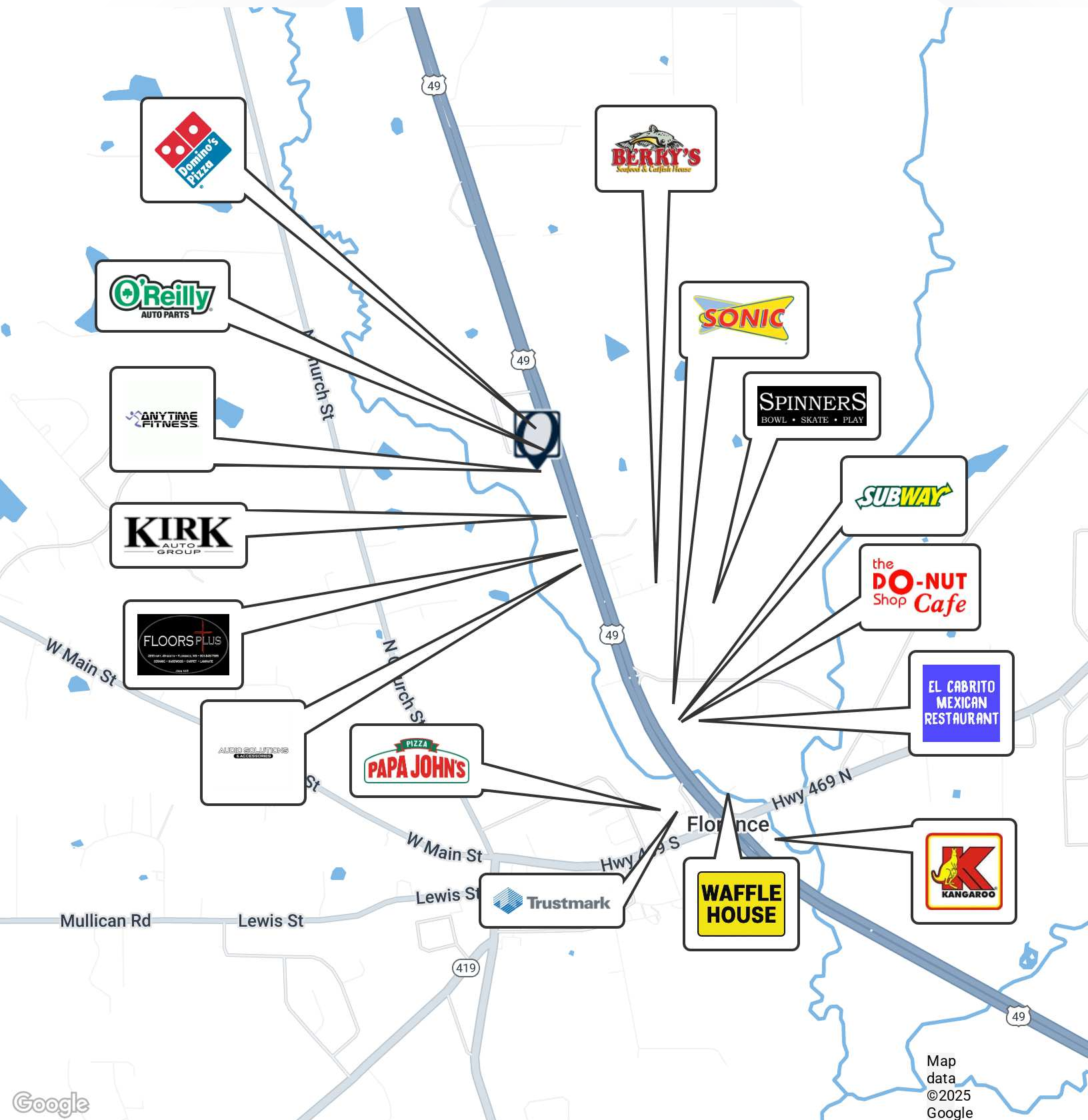


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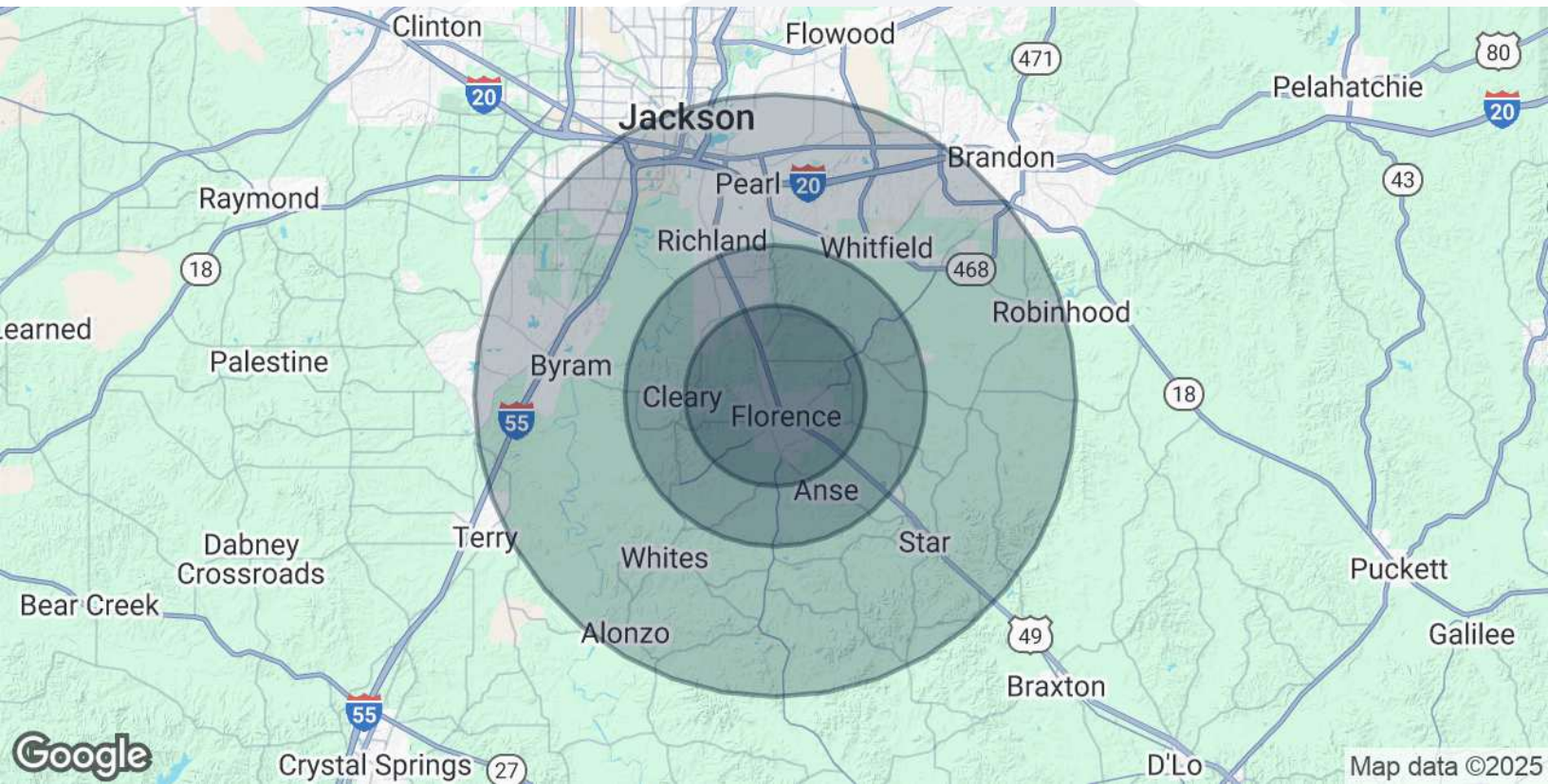


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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	11,474	21,071	80,891
Average Age	40	40	39
Average Age (Male)	39	38	38
Average Age (Female)	41	41	40
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,300	7,890	30,381
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$83,783	\$80,325	\$74,963
Average House Value	\$225,048	\$210,851	\$191,420

Demographics data derived from AlphaMap

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MS #49678

PROFESSIONAL BACKGROUND

A third generation real estate professional and second generation auctioneer in the state of Mississippi, Sterling provides commercial real estate services to clients ranging from small, local investors to Fortune 500 companies across the southeast.

Earning the coveted CCIM (Certified Commercial Investment Member) designation, Sterling was recently named as a Top 50 Under 40 Business Leader in the state as well as a Community Champion by the Mississippi Association of REALTORS for exceptional contributions towards improving communities throughout the state.

Currently serving as President for the Central Mississippi REALTORS (CMR) and Immediate Past President for the Mississippi Commercial Association of REALTORS (MCAR), he values the opportunity to volunteer for organizations impacting our community and the profession.

Passionate for the outdoors, he enjoys whitewater kayaking, skiing, and mountain biking but prefers any time spent with his wife, two children and three dogs.

EDUCATION

Mississippi State University - Bachelor of Business Administration - Business Management

MEMBERSHIPS

President - 2024 - Central Mississippi Realtors
Awarded - 2023 - Under 40 Award - Mississippi Association of Realtors
President - 2023 - Mississippi Commercial Association of Realtors
President Elect - 2023 - Central Mississippi Realtors
President Elect - 2022 - Mississippi Commercial Association of Realtors
First Vice President - 2022 - Central Mississippi Realtors
Awarded - 2021 Top 50 Under 40 - Mississippi Business Journal
Director - 2020-21 Board of Directors - Central Mississippi Realtors
Awarded - 2019 Community Champion - Mississippi Association of Realtors
Member - Mississippi CCIM Chapter
Member - Mississippi Commercial Association of Realtors
Member - Mississippi Agricultural, Industrial, & Commercial Realtors
Member - Mississippi Association of Realtors
Member - National Association of Realtors

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