

# FOR SALE

## PREVIOUSLY AN AUTO RETAIL DEALERSHIP



### 730 S State Street, Clarksdale, MS 38614

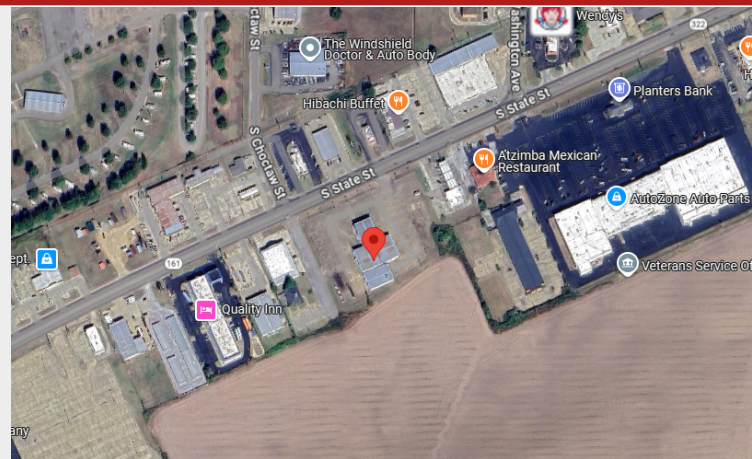
## SUMMARY

**Price:** \$650,000

**Building SF:** 22,764 +/- SF

**Lot Size:** 3.43 +/- Acres

**Zoning:** Commercial



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## Property Description

Offering an investment or owner/user opportunity! This 22,764 +/- SF building previously operated as a retail auto dealership in Clarksdale, MS is situated on 3.43 +/- acres. The property contains a 4,800 +/- showroom, an 11,200 +/- SF shop and a 5,400 +/- SF body shop.

## Location Overview

This property is located less than 2 miles from the I-278 interchange and less than 4 miles from Hwy 49 with South State Street seeing approximately 11,000 vehicles per day.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,208	16,345	17,033
Total Units	1,245	6,500	6,908
Median Income	\$29,671	\$29,964	\$30,257





### Showroom Features:

Heated & Cooled

### Shop Features:

2 - 14'x16' Electric Doors  
3 - Big Ass Fans  
4 - Heaters  
LED Lighting  
600 Amps of Power

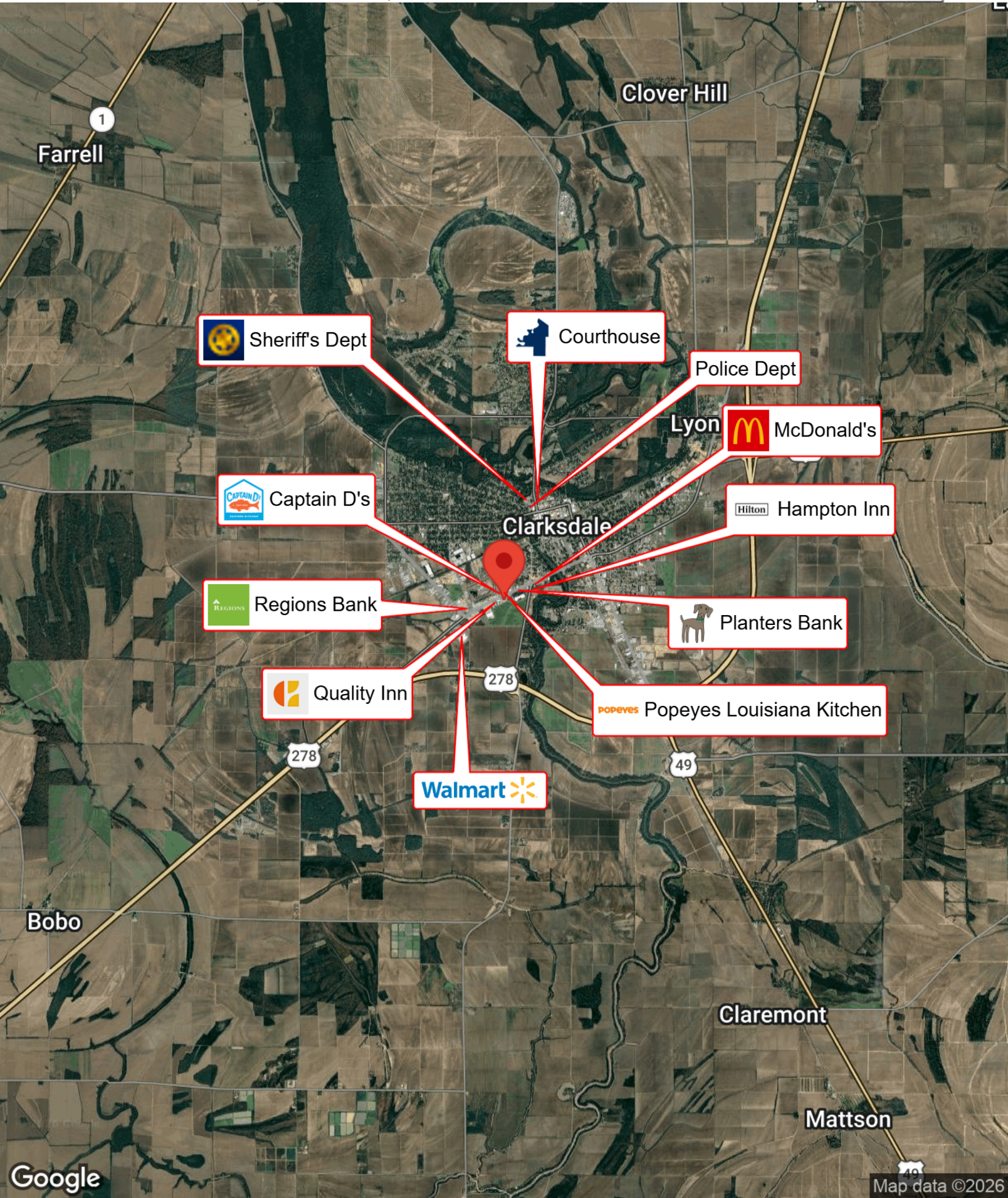
### Body Shop Features:


2 - 12'x14' Electric Doors  
1 - Paint Booth



# BUSINESS MAP

730 S STATE STREET, CLARKSDALE, MS 38614





 Sheriff's Dept

 Courthouse


Police Dept


 McDonald's

 Captain D's


 Hampton Inn

Clarksdale

 Regions Bank

 Planters Bank

 Quality Inn

 Popeyes Louisiana Kitchen

 Walmart

Bobo

Claremont

Mattson

# REGIONAL MAP

730 S STATE STREET, CLARKSDALE, MS 38614

