



Property Summary



DAILY TRAFFIC CONDITIONS

| TRAFFIC COUNT | DAILY TRAFFIC |
|---------------|--------------------|
| COUNT | 5,766 |
| STREET | Craft- Goodman Rd. |
| COUNT 2 | 51,221 |
| STREET 2 | Hwy. 78 |

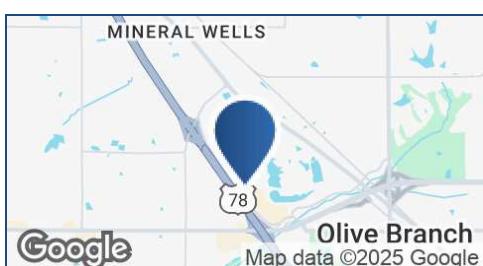
DEMOGRAPHICS - 2025

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|----------------------|-----------|-----------|-----------|
| Estimated Population | 4,075 | 35,356 | 93,329 |
| Average HH Income | \$106,472 | \$106,565 | \$107,715 |
| Estimated Households | 1,572 | 13,341 | 33,754 |

PROPERTY HIGHLIGHTS

- ±1 AC outparcel in Memphis SMSA
- Approximately 43,796 SF
- Also known as Lot 11 of the Crossings at Olive Branch, Phase II
- Nearby retailers/restaurants include: The Home Depot, IHOP, Mattress Firm, Hilton Garden Inn, Walmart, Kroger, Chili's, O'Charley's, Krystal, Wendy's, Buffalo Wild Wings, Townplace Suites Marriott, Chick-fil-A, Dollar Tree, Freddy's Frozen Custard & Steakburgers, and more

* Figures shown represent estimates



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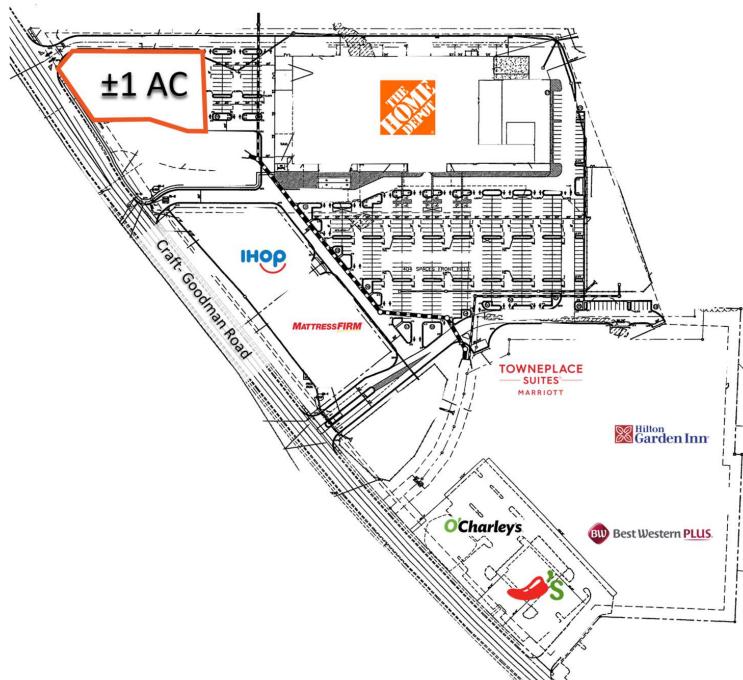
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±1 AC OLIVE BRANCH, MS

Craft-Goodman Rd. & Hwy. 78, Olive Branch, MS 38654

Location Maps



The logo for RPA Retail Property Advisors. It features the letters "RPA" in a large, bold, dark blue serif font. Below "RPA", the words "RETAIL PROPERTY ADVISORS" are written in a smaller, dark blue, all-caps, sans-serif font.



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