

RETAIL PROPERTY FOR LEASE



CLINTON PARKWAY

721 Clinton Parkway , Clinton, MS 39056

JOHN MICHAEL HOLTSMANN

Principal
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DUCKWORTH
REALTY

CLINTON PARKWAY

721 Clinton Parkway , Clinton, MS 39056



OFFERING SUMMARY

Lease Rate: Negotiable

Available SF: 1,630 - 3,240 SF

Year Built: 2003

PROPERTY OVERVIEW

High Traffic and Highly Visible retail/office space available on Clinton Parkway. . Call Duckworth Realty, Inc. for more information!

PROPERTY HIGHLIGHTS

- Great retail space available in Clinton, MS. The Clinton Pkwy Center offers excellent visibility and access to Clinton Pkwy (15,000+VPD) and E. Northside Dr. (9,500+VPD). Home to a wide range of businesses seeing high traffic day and night. Current tenants include Palm Beach Tan, Fox's Pizza Den, Lenny's Subs, OEC Japanese Express, Copiah Bank, OneMain Financial, Orthodontists, Chiropractors, Prime Care, and several others.
- Suite 719B: 1,734 SF ; Former PT Clinic next door to OneMain Financial. The space is move in ready with reception area, large open area, small exam rooms, breakroom area, and restrooms.
- Suite 709B: 1,630 SF ; Newly delivered suite. Clean white box with a restroom. Located in the largest parking lot area of the center and between Fox's Pizza and the new Prime Care Urgent Care.
- Suite: 745: 3,240 SF ; Move in Ready retail space

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LEASE TYPE

| NNN

TOTAL SPACE | 1,630 - 3,240 SF

LEASE RATE | Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE	DESCRIPTION
745 Clinton Parkway	Available	3,240 SF	NNN	Negotiable -
719B Clinton Parkway	Available	1,734 SF	NNN	Negotiable -
709B Clinton Parkway	Available	1,630 SF	NNN	Negotiable -

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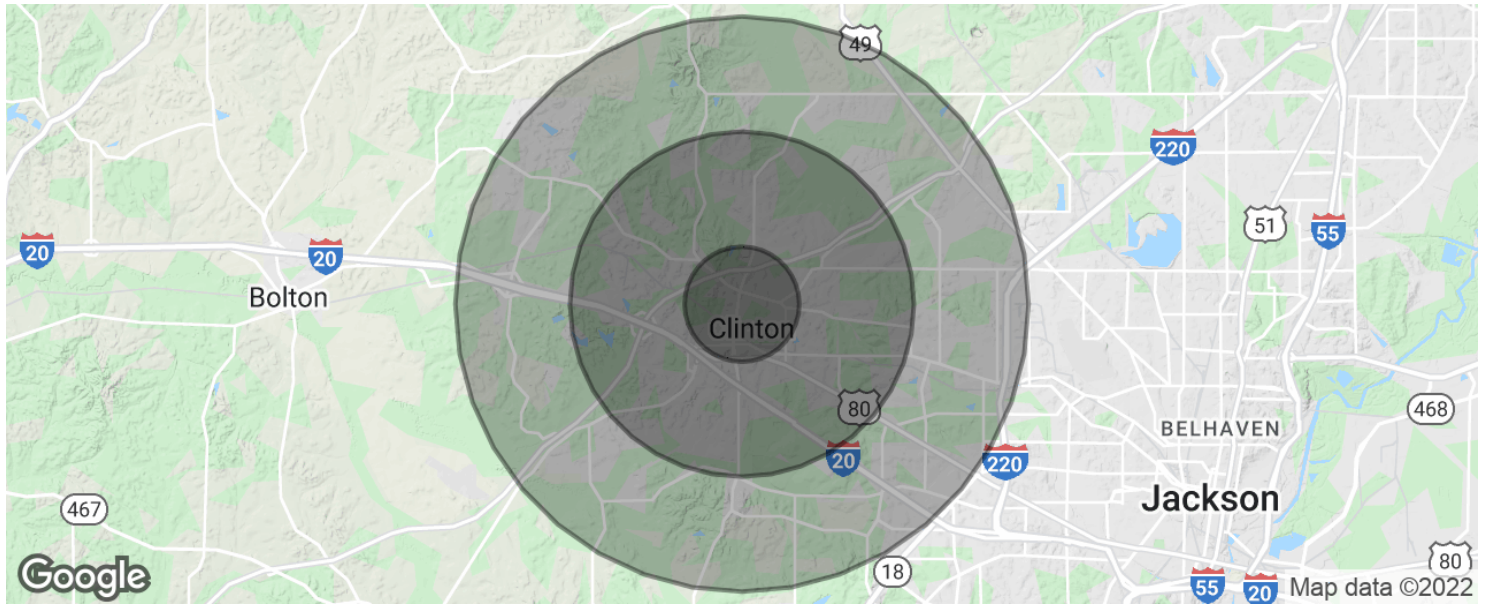
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,076	25,828	45,333
Median age	31.9	33.2	33.8
Median age (Male)	33.1	31.9	31.5
Median age (Female)	30.8	35.6	36.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,041	9,544	16,121
# of persons per HH	3.0	2.7	2.8
Average HH income	\$70,759	\$64,516	\$58,749
Average house value	\$153,939	\$163,199	\$144,039

* Demographic data derived from 2010 US Census

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