

RETAIL PROPERTY FOR SALE

# 1976 MISSISSIPPI 43

Canton, MS 39046

Jon-David Johnson, CCIM

Owner Broker

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164 Watford Parkway Drive, Canton, MS 39046

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# MULTI-SUITE COMMERCIAL PROPERTY AVAILABLE



## PROPERTY DESCRIPTION

Discover an exceptional investment or owner-user opportunity at 1976 Highway 43 in the heart of Canton, Mississippi. Positioned on a high-traffic corridor just minutes from I-55 and key industrial anchors like Nissan North America and Amazon, this property offers outstanding visibility and flexibility for a wide range of commercial uses.

The building is subdivided into three distinct commercial suites, ideal for multi-tenant occupancy or a business needing flexible operational space. Each suite has independent access, allowing for office, retail, or service-based tenants.

Whether through leasing to various tenants or operating diverse business ventures under one roof. Its prime location in a growing commercial area of Canton further enhances its appeal as a sound investment opportunity.

Contact Chad Doiron 601.260.0335 at JDJ Realty for more information.

## PROPERTY HIGHLIGHTS

- High-traffic location along Hwy 43 with excellent frontage
- Existing building ideal for retail, service, office, or mixed-use conversion
- Ample parking and maneuverability for deliveries or customer access
- Just minutes to I-55 access
- Flexible Use Potential
- Growing Market
- Investment Opportunity

## OFFERING SUMMARY

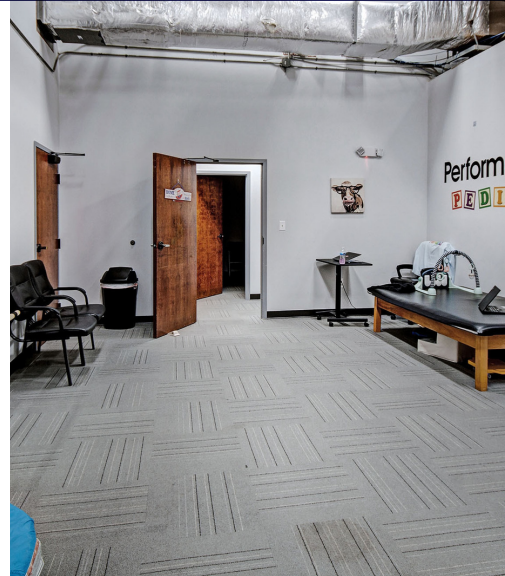
|                |             |
|----------------|-------------|
| Sale Price:    | \$1,350,000 |
| Lot Size:      | 1.56 Acres  |
| Building Size: | 14,000 SF   |



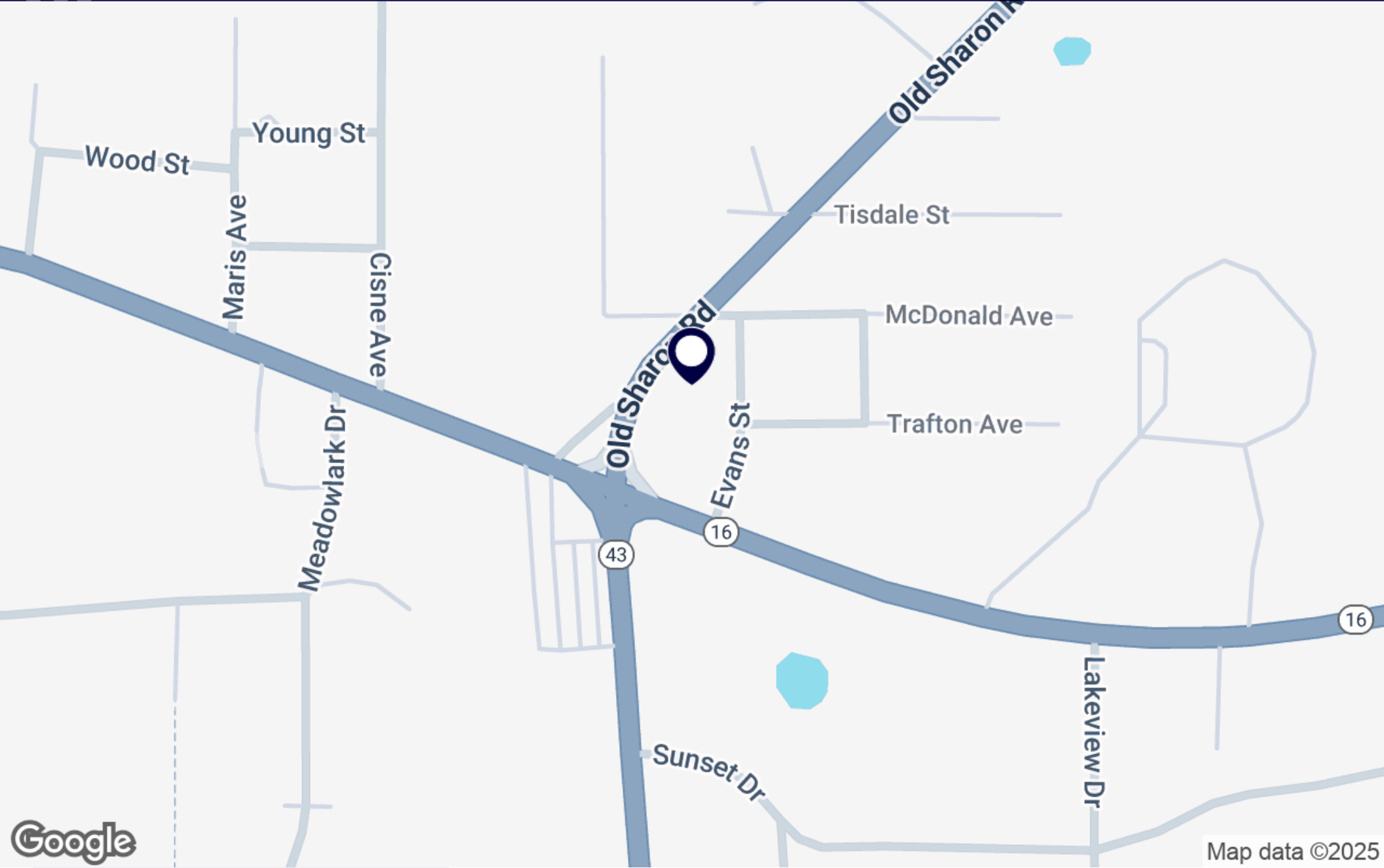
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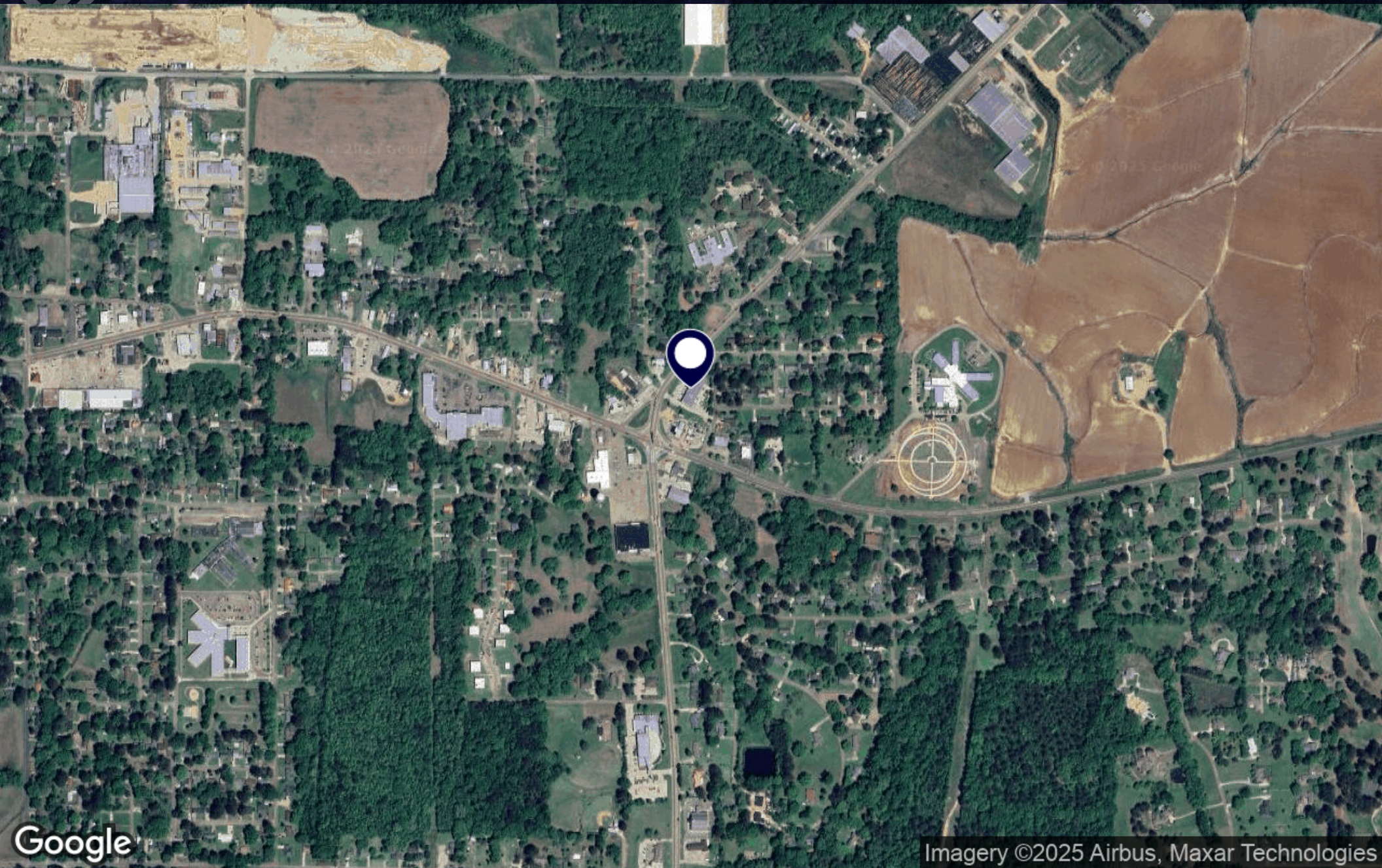


Google

Map data ©2025



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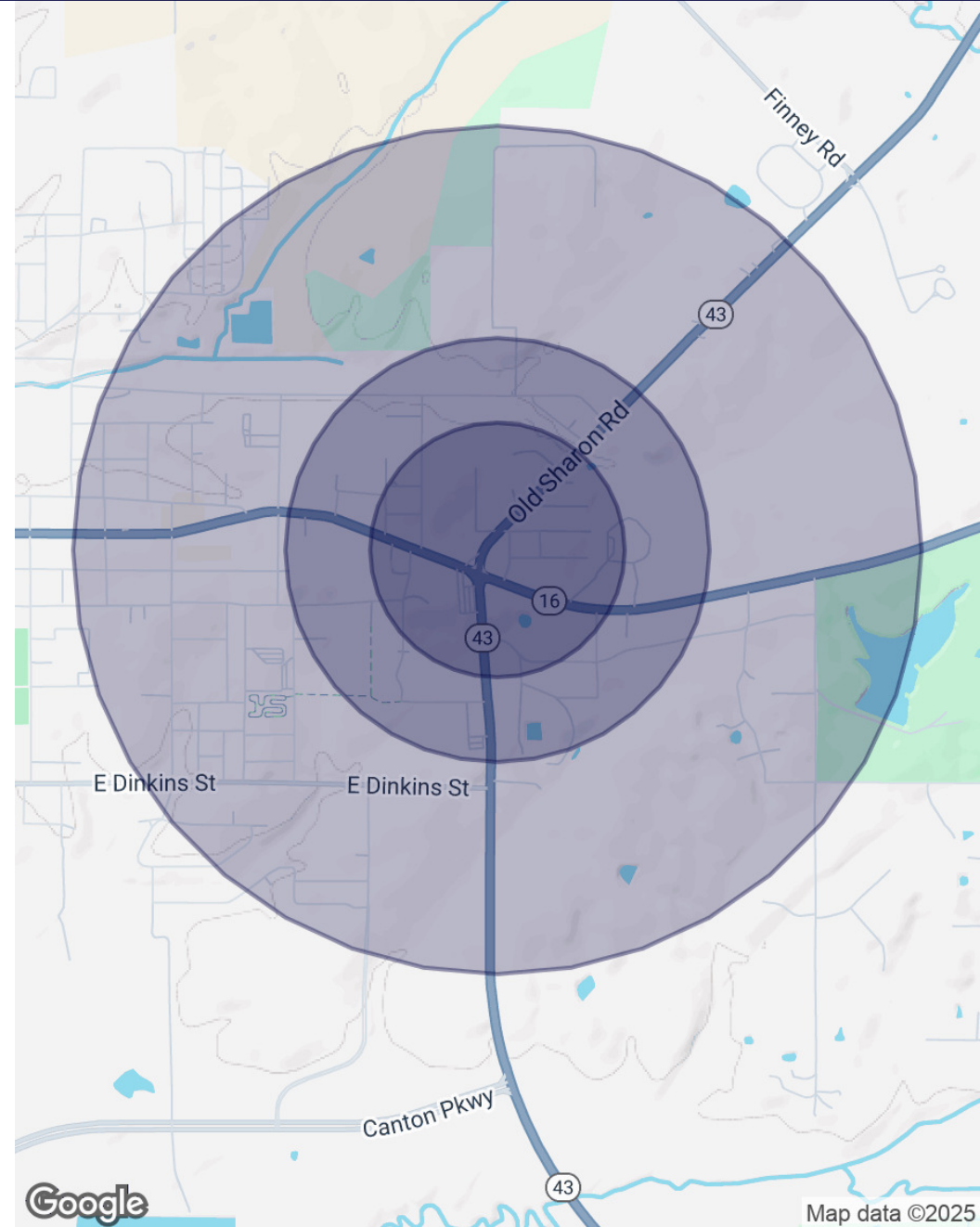


# MULTI-SUITE COMMERCIAL PROPERTY AVAILABLE

| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 503       | 1,184     | 2,672  |
| Average Age          | 40        | 39        | 39     |
| Average Age (Male)   | 38        | 37        | 37     |
| Average Age (Female) | 42        | 42        | 41     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 165       | 403       | 957       |
| # of Persons per HH | 3         | 2.9       | 2.8       |
| Average HH Income   | \$54,589  | \$54,929  | \$55,337  |
| Average House Value | \$245,382 | \$236,220 | \$223,028 |

Demographics data derived from AlphaMap



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## **JON-DAVID JOHNSON, CCIM**

Owner Broker

jd@jdjcre.com

Direct: **601.707.5555** | Cell: **601.624.7288**

## **PROFESSIONAL BACKGROUND**

Jon-David began his commercial real estate career in 2006 and in 2010 formed "JDJ Realty" where he is currently the principal broker. Throughout his career Jon-David has gained experience as a broker and investor in industrial properties, self-storage, office buildings, retail, commercial development land, multi-family properties, mobile home communities and 1031 exchange transactions. Jon-David is an active member of the Mississippi Commercial Association of Realtors (MCAR) serving as its 2024 President, IREM and CCIM.

## **MEMBERSHIPS**

MCAR - Mississippi Commercial Association of Realtors (2024 President)

CCIM - Certified Commercial Investment Member (2020 Designee)

IREM - Institute of Real Estate Management

ICSC - International Council of Shopping Centers

### **JDJ Realty**

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