



**CUSHMAN &
WAKEFIELD**

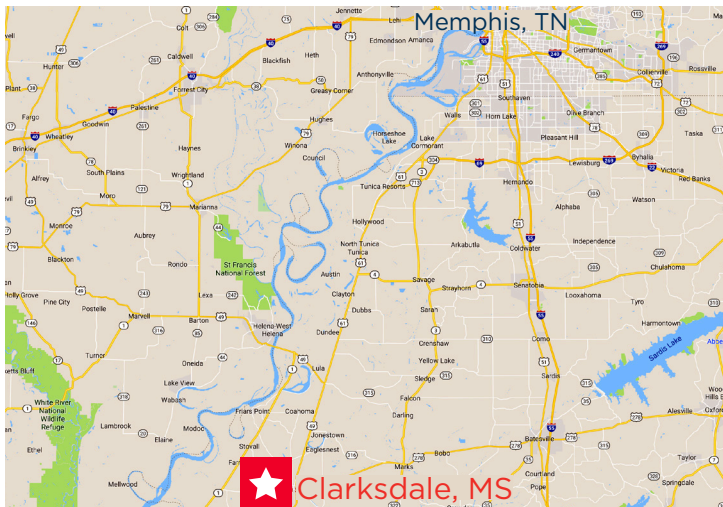


**COMMERCIAL
ADVISORS**

870 South State Street Clarksdale, MS

Space Available 20,000 SF

- Less than 3 miles from proposed \$40+ million recreational complex, convention center, and water park
- 20,000 vehicles per day
- 215 parking spots



Carson Claybrook
Vice President
901 252 6483
cclaybrook@commadv.com

Conner Walker
Vice President
901 362 9862
cwalker@commadv.com

5101 Wheelis Drive, Suite 300
Memphis, TN 38117
Main: 901 683 0808
www.commadv.com

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Site Plan

S STATE STREET - US 161 (20,000 VPD)



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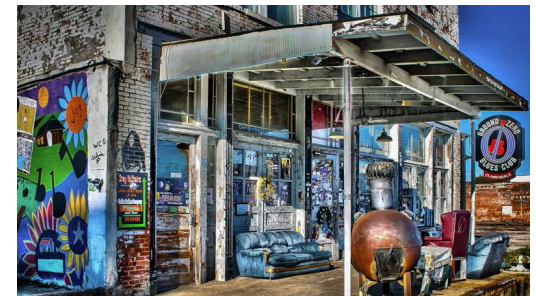


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Clarksdale, MS**

Clarksdale Demographics

Group	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population (2017)	3,277	16,174	17,456
Households (2017)	1,223	6,160	6,636
Average Income (2017)	\$40,233	\$46,881	\$49,153
HS Education (Age 25+) (2017)	32.7%	30.6%	30.1%
Total Businesses (2017)	192	854	874



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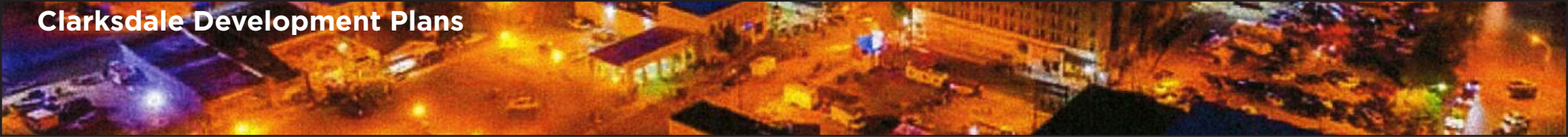
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Clarksdale Development Plans



- A State of the Art recreational complex with Baseball fields, a Water Park with a Lazy River, Convention Facility and Hotel is in the final stages of planning along the Highway 61 Corridor in Clarksdale.
- An existing plant is planning an expansion to its current production of components for the automotive industry through a very large expansion of its current personnel, facility and mechanized capacity.
- A new manufacturing concern is preparing to occupy an existing, though recently unused facility. Should hire over 300 employees.
- A drone manufacturing concern is preparing to expand its' production capabilities through expansion and a cooperative agreement with a 3D printing concern involved in automotive component construction. This is a state of the art production technique destined to revolutionize the production of all kinds of products.
- Clarksdale is on the ground floor in the development of Virtual Reality Content Development and Augmented Reality Production. This emerging industry is destined to be the next wave in innovation for multiple industries including academia! VR will be the media by which curriculum will be delivered and Clarksdale is on the ground floor of the innovation.
- Clarksdale is already a destination location for Delta Blues (and almost any variation thereof), most genres of American originated music, art, literature, cuisine...we call it blues, Delta art, Tennessee Williams and home cookin'. You may call it Rock 'n Roll, Bluegrass, Soul food and Broadway, but it came from here and here is where people come to find the roots. The tourism Industry in Clarksdale is the strongest in Mississippi due to its roots in music, literature and the arts.
- A new Artists Cooperative with residencies, studios and exhibit areas is about to come to fruition in two locations Downtown.
- A music academy is planning to establish a satellite campus in Clarksdale, occupying an old school building and a professional office building.
- Multiple New Entry Retail Businesses have been discussed.
- Clarksdale has recently been recognized as a Workforce Ready Certified Community!

<http://www.cityofclarksdale.org> * Courtesy of Clarksdale City, December, 2017

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