

FORMER TAKE 5 CAR WASH | FOR SALE

2027 STRAWBERRY HILL DRIVE

MADISON, MS 39110



OFFERING SUMMARY

Sale Price:	\$1,375,000
Building Size:	4,312 SF
Lot Size:	1.96 Acres
Price / SF:	\$318.88

PROPERTY OVERVIEW

Introducing an exceptional investment opportunity at 2027 Strawberry Hill Drive, Madison, MS. This 4,312 SF building is an ideal prospect for Special Purpose/Other investors seeking a prime asset in the Madison area. Currently built out for a car wash, this property offers ample space for customization and adaptation to a variety of specialized uses. The convenient location adds further appeal, providing easy access for clients and customers. With its ample square footage and strategic positioning, this property presents a compelling opportunity for investors looking to establish or expand their specialized operations in this thriving market.

LOCATION OVERVIEW

Located in Madison—Mississippi's highest-income county—the asset is surrounded by a desirable consumer base, with average household incomes of approximately \$124,000 within one mile. Additionally, a population of nearly 65,000 residents within a three-mile radius supports strong demand potential for service-oriented or retail businesses. Located just off US Highway 51, a corridor with strong visibility and traffic volumes exceeding 20,000 vehicles per day. This location presents an attractive opportunity for redevelopment or repositioning in a robust and growing market.

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THE CRESS GROUP LLC
Commercial Real Estate Services

RETAIL PROPERTY | FOR SALE

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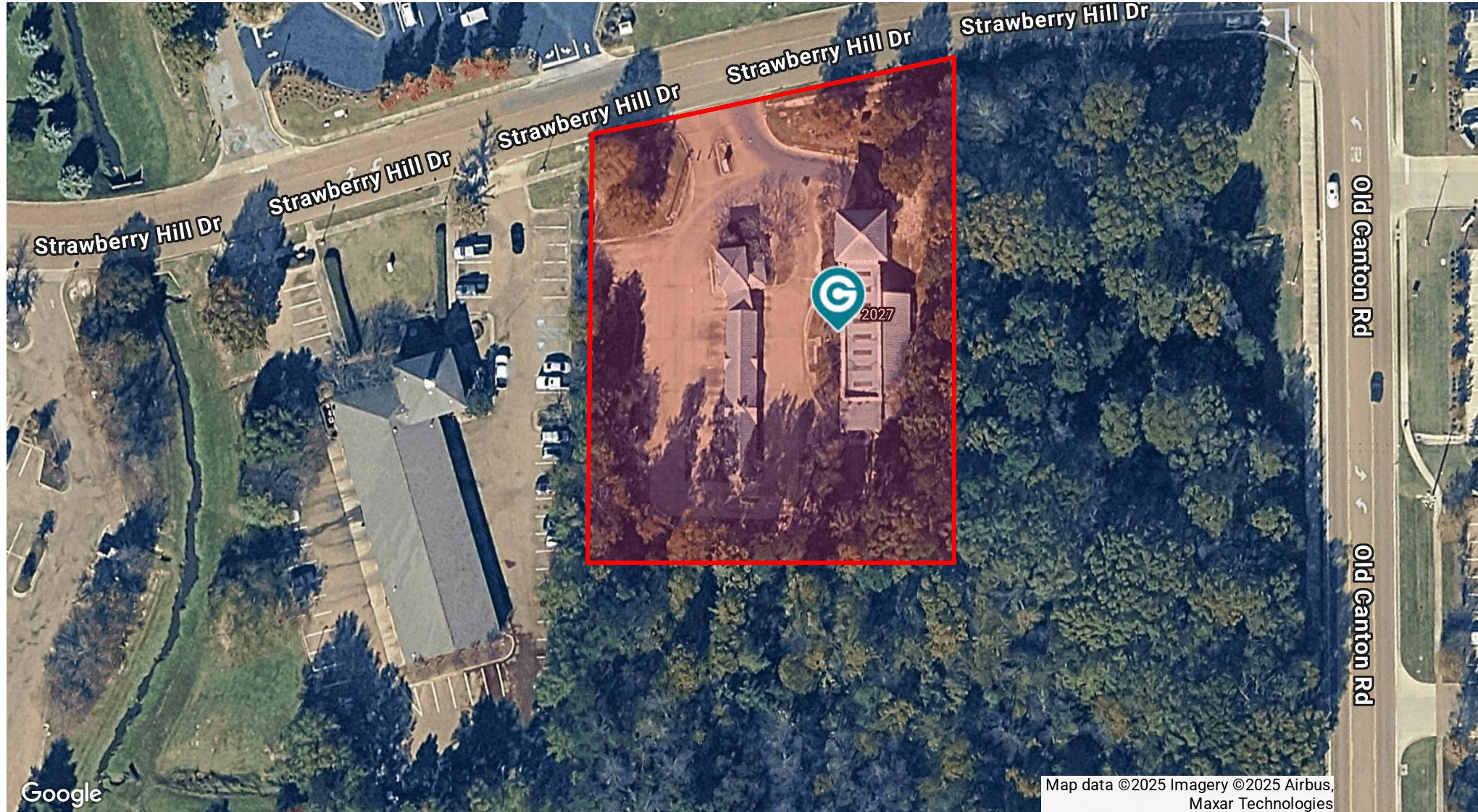


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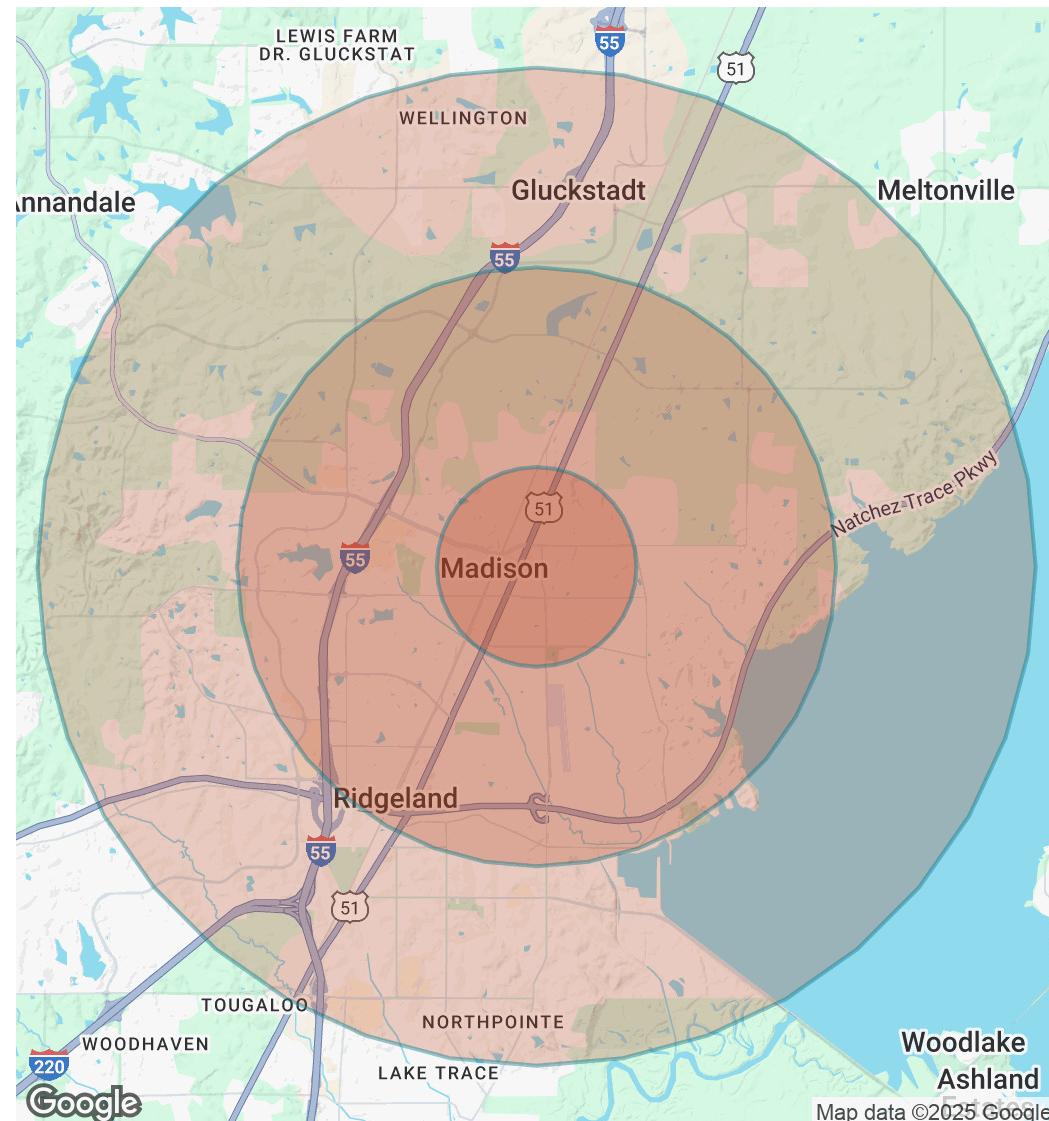
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,994	28,497	64,270
Average Age	41	42	41
Average Age (Male)	39	41	39
Average Age (Female)	42	44	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,285	11,027	26,320
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$140,533	\$134,446	\$118,539
Average House Value	\$344,312	\$344,048	\$337,524

Demographics data derived from AlphaMap



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