

FOR SALE



Marathon Way & Elmore Road Southaven, MS 38671

SUMMARY

Price: \$450,000

Lot Size: 2.11 +/- AC

Property Type: Commercial

Zoning: C-4



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Property Description

This 2.11 +/- AC corner site is ideally positioned in Southaven, Mississippi, within DeSoto County. Positioned just behind Sam's Wholesale Club in Southaven. The property lies on the north side of Marathon and east side of Elmore, less than half a mile from Goodman Road—one of the region's busiest and most established thoroughfares. Its prime location offers exceptional visibility and convenient access, making it a highly desirable opportunity for commercial development in one of Southaven's fastest-growing corridors.

Location Overview

Positioned at the intersection of Marathon Way and Elmore Road in Southaven, MS, this site sits less than half a mile from Goodman Road—one of the city's busiest commercial corridors. The property offers outstanding visibility, convenient access, and a high-traffic setting surrounded by thriving businesses. It's an ideal opportunity for development in one of Southaven's most active growth areas.

Demographics

	1 Mile	3 Miles	5 Miles
Total Population	4,570	43,131	104,630
Total Units	2,053	18,904	43,676
Median Income	\$87,259	\$71,011	\$71,787



Business Map

