

# FOR LEASE

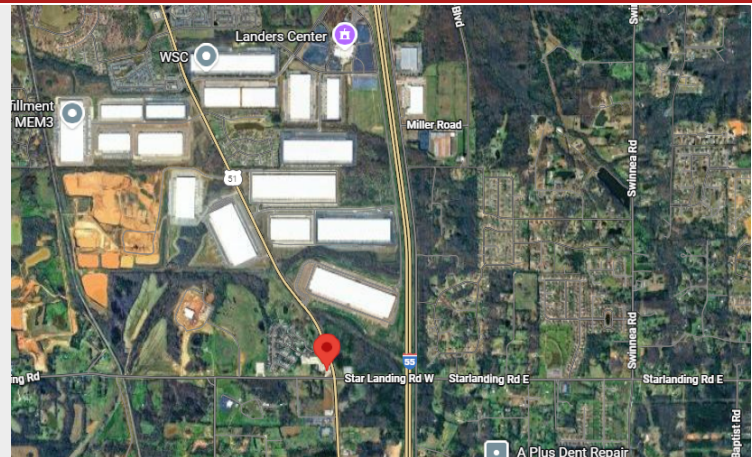


3001 HWY 51 N, NESBIT, MS

HWY 51 & STARLANDING • NESBIT, MS 38651

## AVAILABLE

Suite	Size	Rate per Month	Term	Type
D	1,200 +/- SF	\$1,500.00	3 Years	MG



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## Property Description

The commercial property located at 3001 Hwy 51, Suite D in Nesbit, MS offers a high-visibility end-cap retail space at a signalized intersection. Ideal for service-oriented businesses, this location provides steady foot traffic, ample parking, and easy access to I-55. Surrounded by growing residential and commercial activity, it's a smart choice for tenants seeking convenience and exposure.

## Location Overview

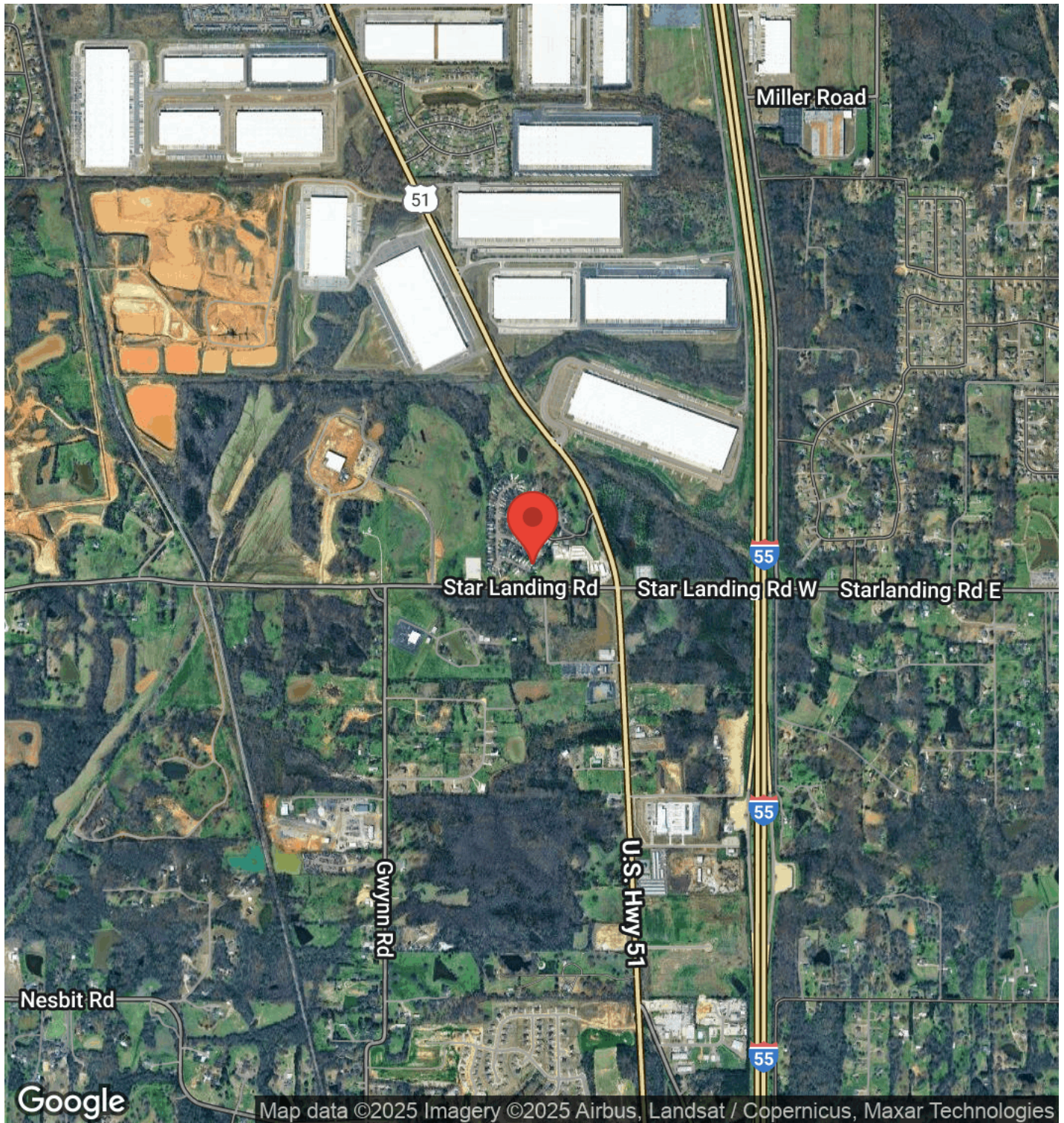
Located in the heart of DeSoto County, Mississippi, this property offers convenient access to major commercial corridors, including Highway 51 and I-55. Surrounded by a mix of retail, industrial, and professional spaces, the area supports high visibility and steady traffic flow. Nearby amenities include restaurants, banks, and service providers, making it ideal for businesses seeking both accessibility and community presence.

## Property Highlights

- End-cap unit in a well-established retail center
- Signalized intersection at Hwy 51 and Starlanding Road - highly traveled with excellent visibility
- Ideal for service businesses such as insurance, medical, boutique retail or specialty food
- Location serves both local residents and commuter traffic







### Demographics

	1 Mile	3 Miles
Total Population	689	18,705
Total Units	287	8,314
Median Income	\$92,584	\$79,020