

# FOR SALE

*PREVIOUSLY AN  
AUTO RETAIL DEALERSHIP*



*730 S State Street, Clarksdale, MS 38614*

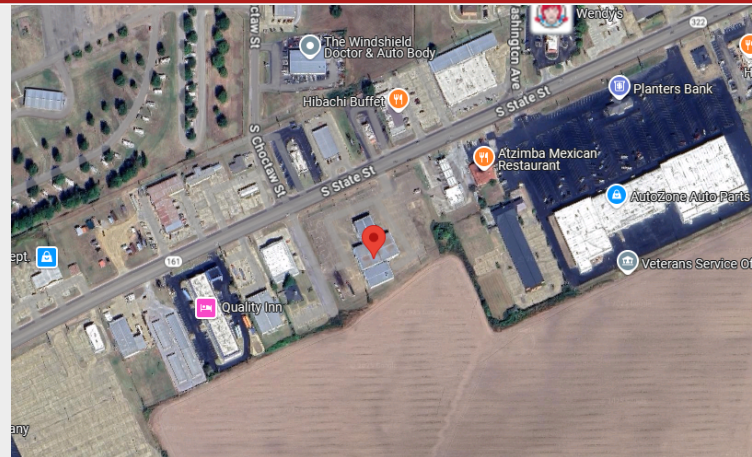
## SUMMARY

**Price:** \$650,000

**Building SF:** 22,764 +/- SF

**Lot Size:** 3.43 Acres

**Zoning:** Commercial



**RHODES THOMPSON**  
Commercial Agent  
(662) 892-4000  
rhodesthompson@outlook.com  
Mississippi

(901) 286-6200 - Main Office  
(901) 833-8000 - Cell

## Property Description

Offering an investment or owner/user opportunity! This 22,764 +/- SF building previously operated as a retail auto dealership in Clarksdale, MS is situated on 3.43 +/- acres. The property contains a 4,800 +/- showroom, an 11,200 +/- SF shop and a 5,400 +/- SF body shop.

## Location Overview

This property is located less than 2 miles from the I-278 interchange and less than 4 miles from Hwy 49 with South State Street seeing approximately 11,000 vehicles per day.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,208	16,345	17,033
Total Units	1,245	6,500	6,908
Median Income	\$29,671	\$29,964	\$30,257





### Showroom Features:

Heated & Cooled

### Shop Features:

2 - 14'x16' Electric Doors

10 - Auto Lifts

3 - Big Ass Fans

4 - Heaters

LED Lighting

600 Amps of Power

### Body Shop Features:

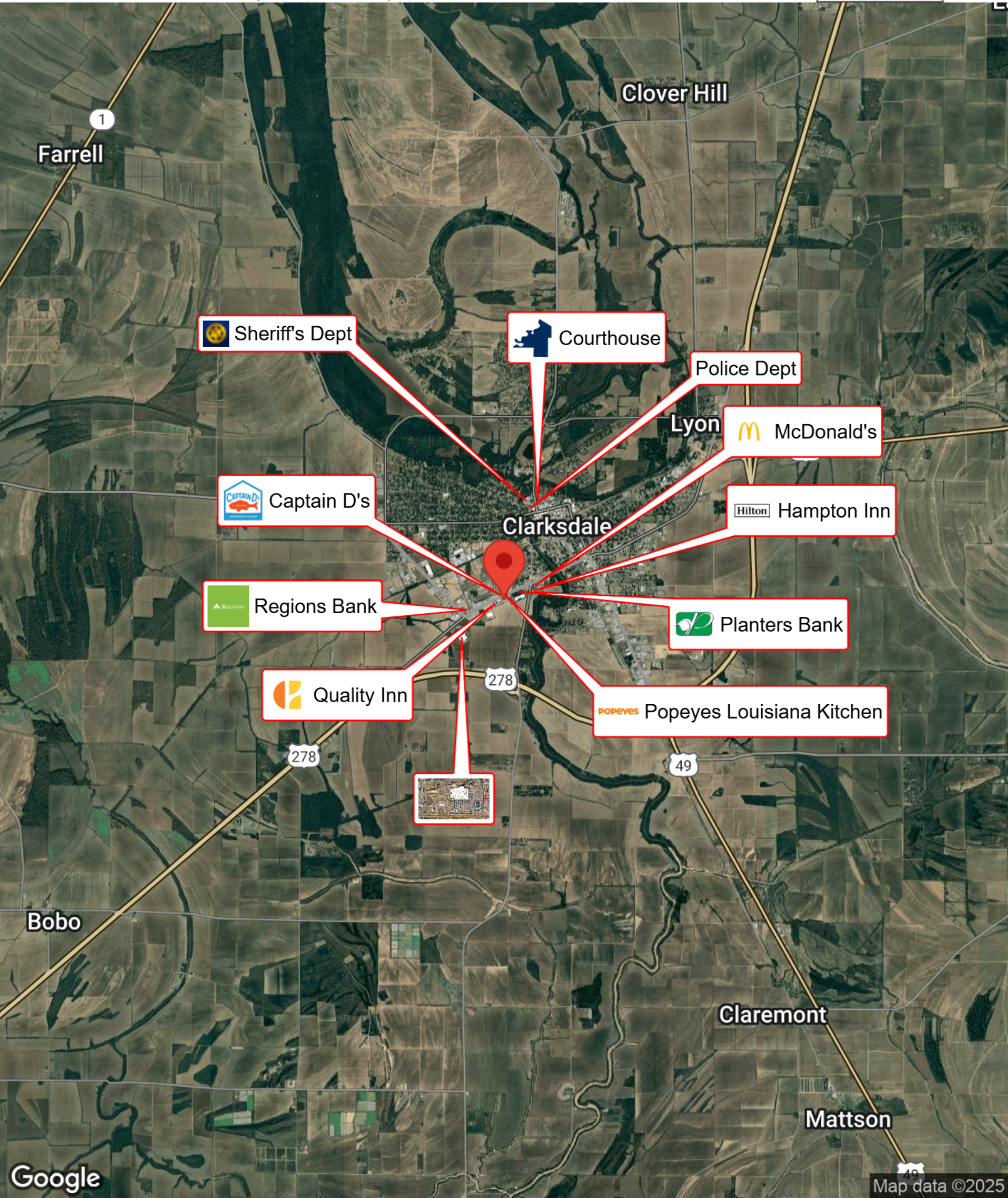
2 - 12'x14' Electric Doors


1 - Paint Booth



# BUSINESS MAP

730 S STATE STREET, CLARKSDALE, MS 38614





 Sheriff's Dept

 Courthouse

Police Dept

 McDonald's


 Hampton Inn

 Captain D's

Clarksdale

 Regions Bank

 Planters Bank

 Quality Inn

 Popeyes Louisiana Kitchen



Bobo

Claremont

Mattson

## REGIONAL MAP

730 S STATE STREET, CLARKSDALE, MS 38614

