

LAND FOR LEASE

# 406 E SUNFLOWER RD

406 East Sunflower Road, Cleveland, MS 38732

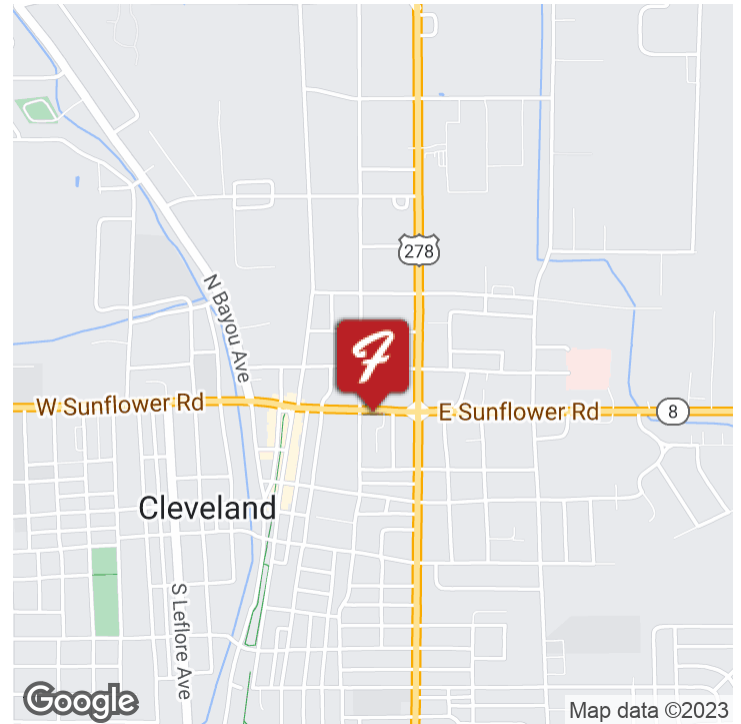
**SCOTT FARMER**

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**FARMER COMMERCIAL PROPERTIES**  
O. 662.341.5205  
101 S Lafayette Street Ste 31  
Starkville, MS 39759  
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## OFFERING SUMMARY

<b>Lease Rate:</b>	\$1,968.00 month (NNN)
<b>Available SF:</b>	16,400 SF
<b>Lot Size:</b>	0.38 acres
<b>Zoning:</b>	commercial
<b>RE Taxes:</b>	\$2,537.71 annually
<b>Insurance:</b>	\$1,800.00 annually
<b>CAM:</b>	Tenant Responsibility

## PROPERTY OVERVIEW

Cleveland, MS 406 E Sunflower Rd (Hwy8). Dynamic ground lease opportunity with this 100 x 164 (0.38 acre) lot located just off Hwy 61 and Hwy 8. This property benefits from its location next to and across from an abundance of high-density commercial and retail locations. This commercial lot is also located near Delta State University and Cleveland's vibrant downtown area. This is a prime commercial location!!

Directions: Cleveland, MS to Hwy 61 and Hwy 8 intersection, left on E Sunflower Rd (Hwy 8), located on left across from under construction new McAlister's Deli. Watch for sign.

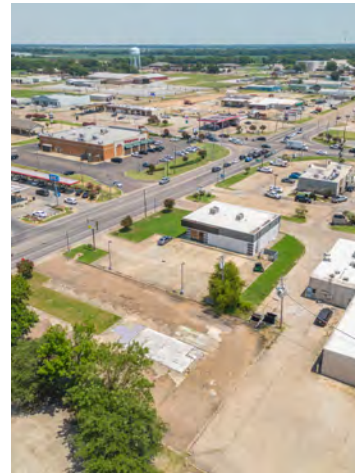
## PROPERTY HIGHLIGHTS

for more information contact:

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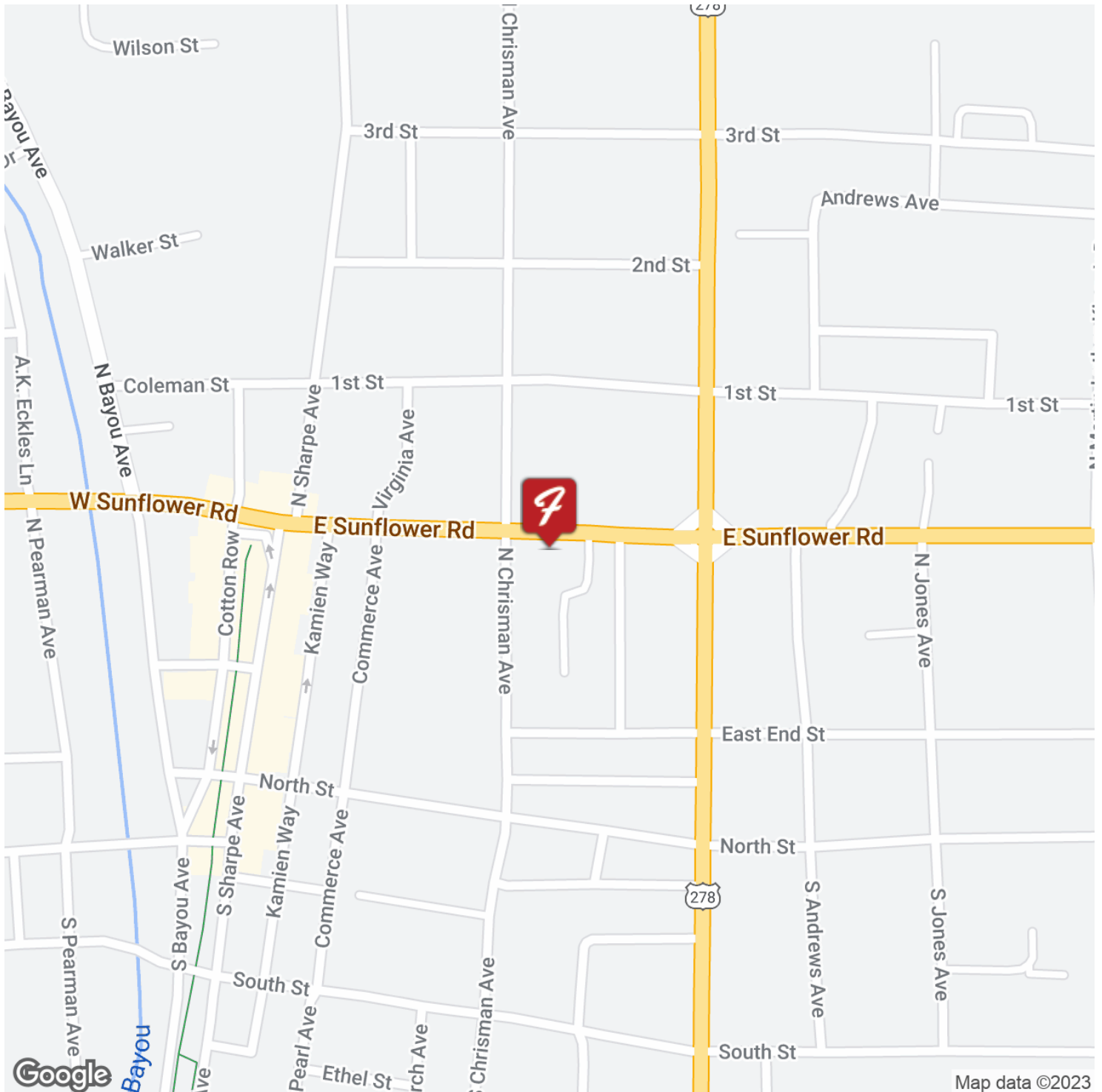


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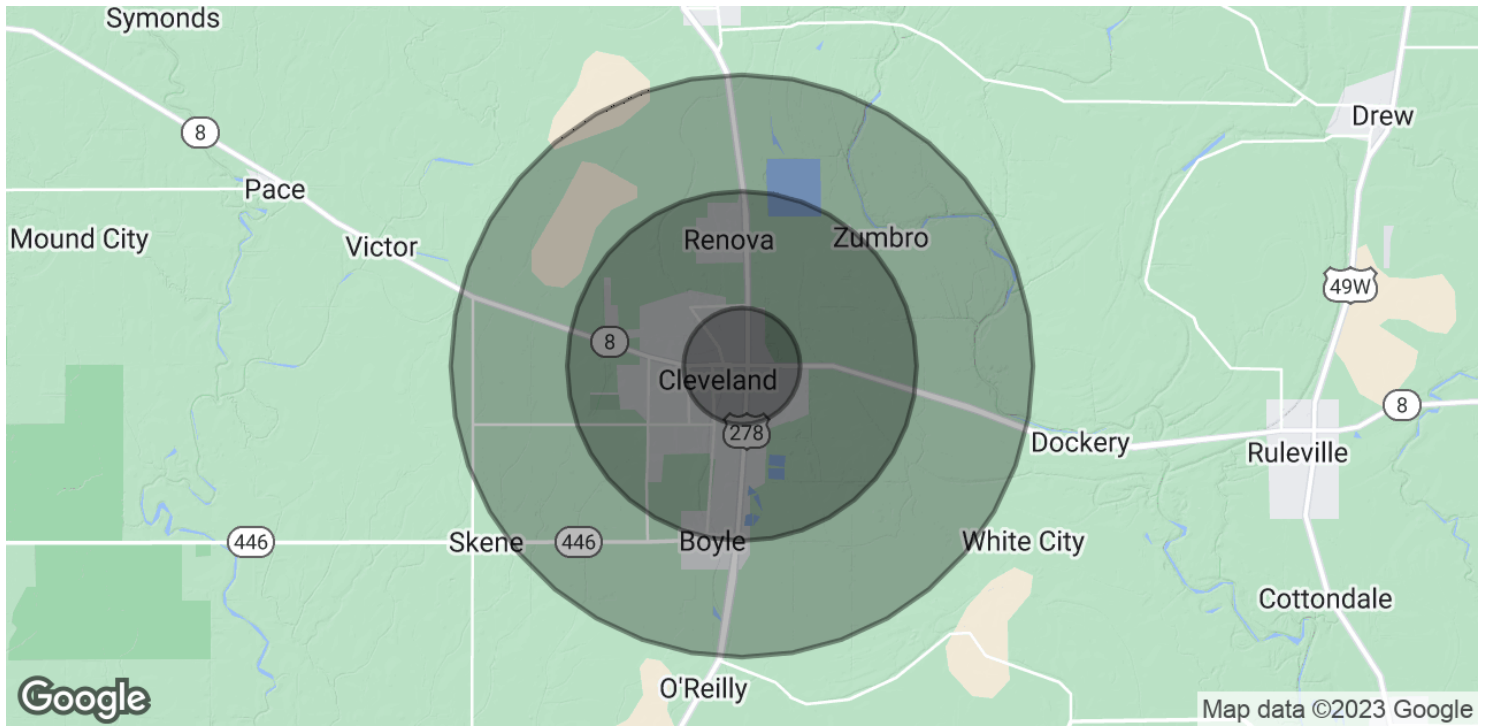


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# 406 EAST SUNFLOWER ROAD, CLEVELAND, MS 38732



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,180	13,990	16,438
Average Age	35.9	36.3	36.3
Average Age (Male)	31.9	35.7	35.8
Average Age (Female)	37.4	35.5	35.8

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,088	6,119	7,256
# of Persons per HH	2.0	2.3	2.3
Average HH Income	\$38,285	\$55,715	\$55,894
Average House Value	\$90,870	\$112,484	\$114,754

\* Demographic data derived from 2020 ACS - US Census

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