

## RETAIL PROPERTY FOR LEASE



# 595 EAST MAIN STREET

Philadelphia, MS 39350

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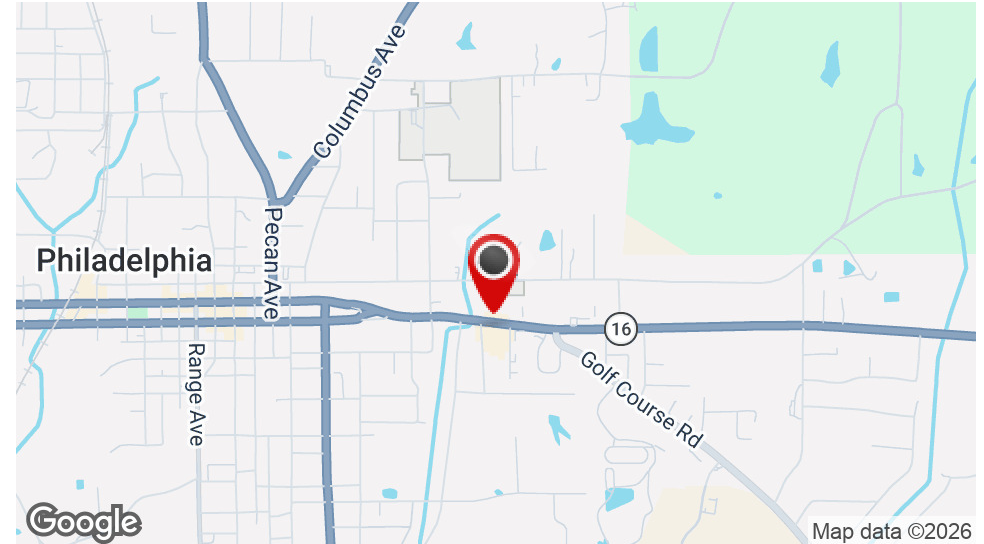
### JOHN MICHAEL HOLTSMANN

Principal  
601.914.0800  
johnmichael@concordcompanies.co

**CONCORD**  
COMPANIES

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### OFFERING SUMMARY

Lease Rate:	\$13 - 14 SF/yr (NNN)
Building Size:	34,234 SF
Available SF:	1,200 SF
Number of Units:	6

### PROPERTY OVERVIEW

Concord Companies is pleased to list for Lease, a 1,200sf retail suite located directly next to Vowell's Marketplace on E Main St, Philadelphia, MS. E Main is a primary thoroughfare within the town, displaying a daily traffic count of 15,000. The suite contains a mostly open floorplan, with restroom at the rear. Don't let this exception location to house your business pass you by, give us a call today - (601)-914-0800.

### HIGHLIGHTS

- Grocery Anchored
- Excellent Visibility
- 15,000 Daily Traffic Count

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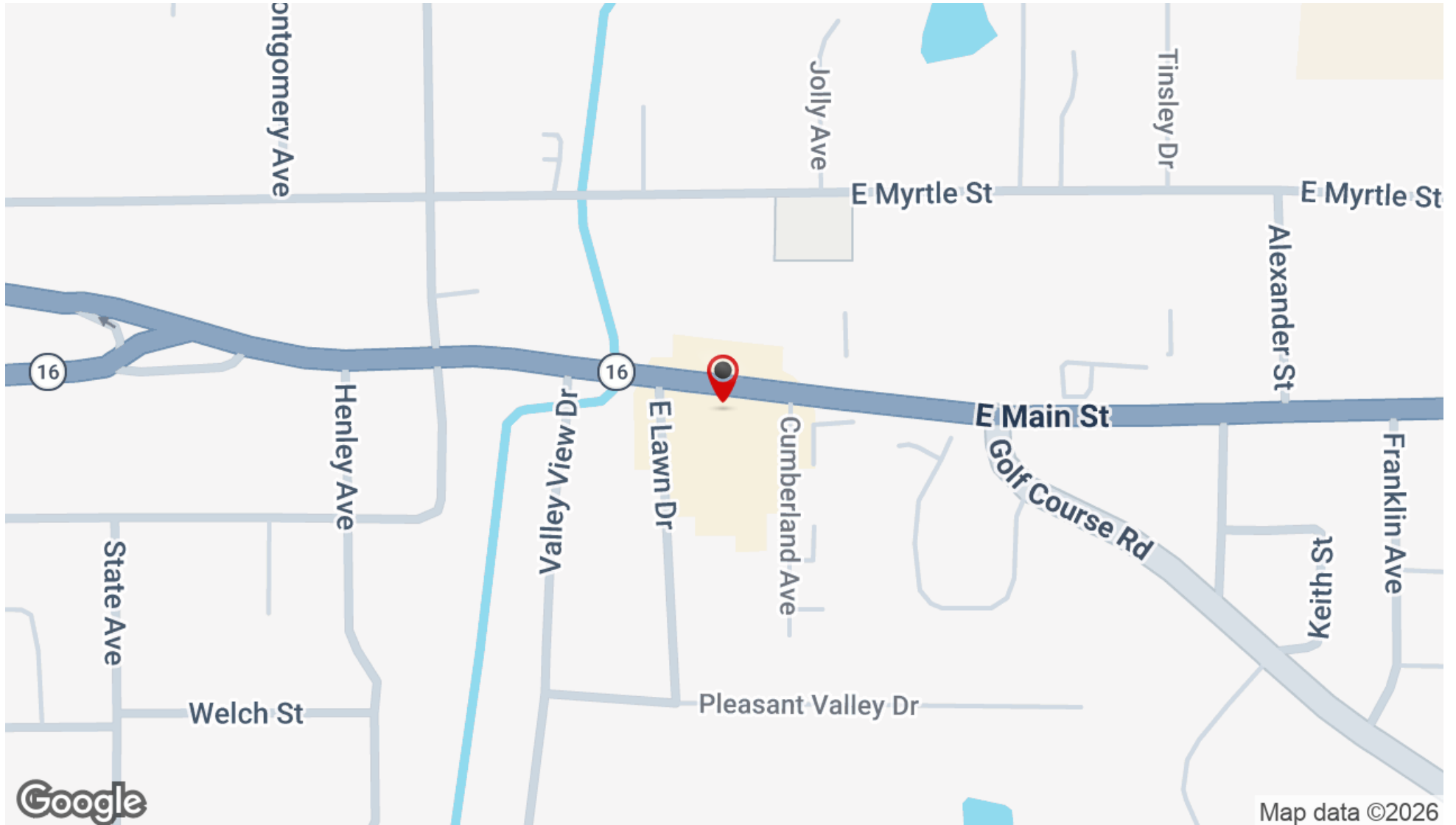
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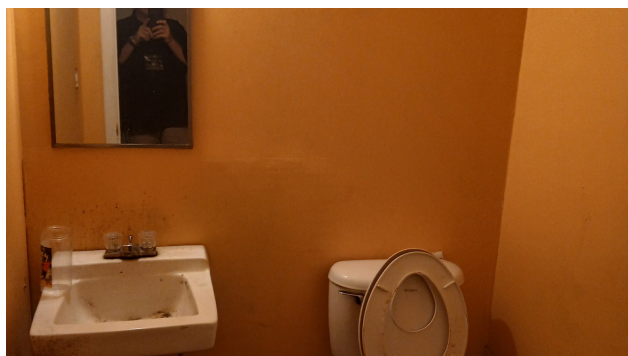
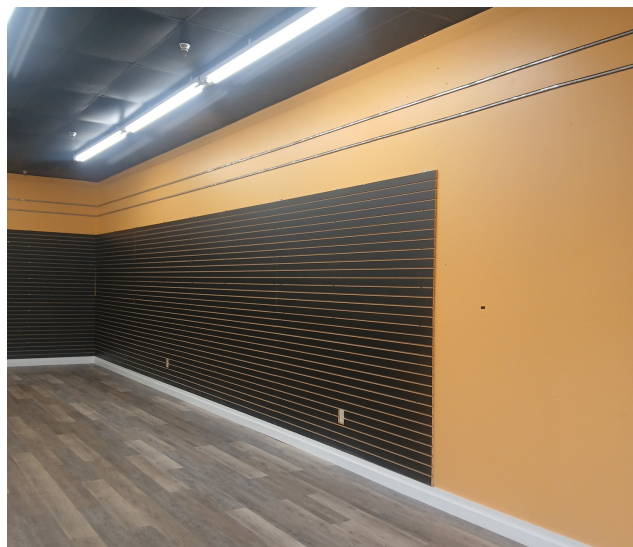
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## LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,200 SF

Lease Term:	Negotiable
Lease Rate:	\$13 - \$14 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 7	Available	1,200 SF	NNN	\$13.00 - \$14.00 SF/yr	-

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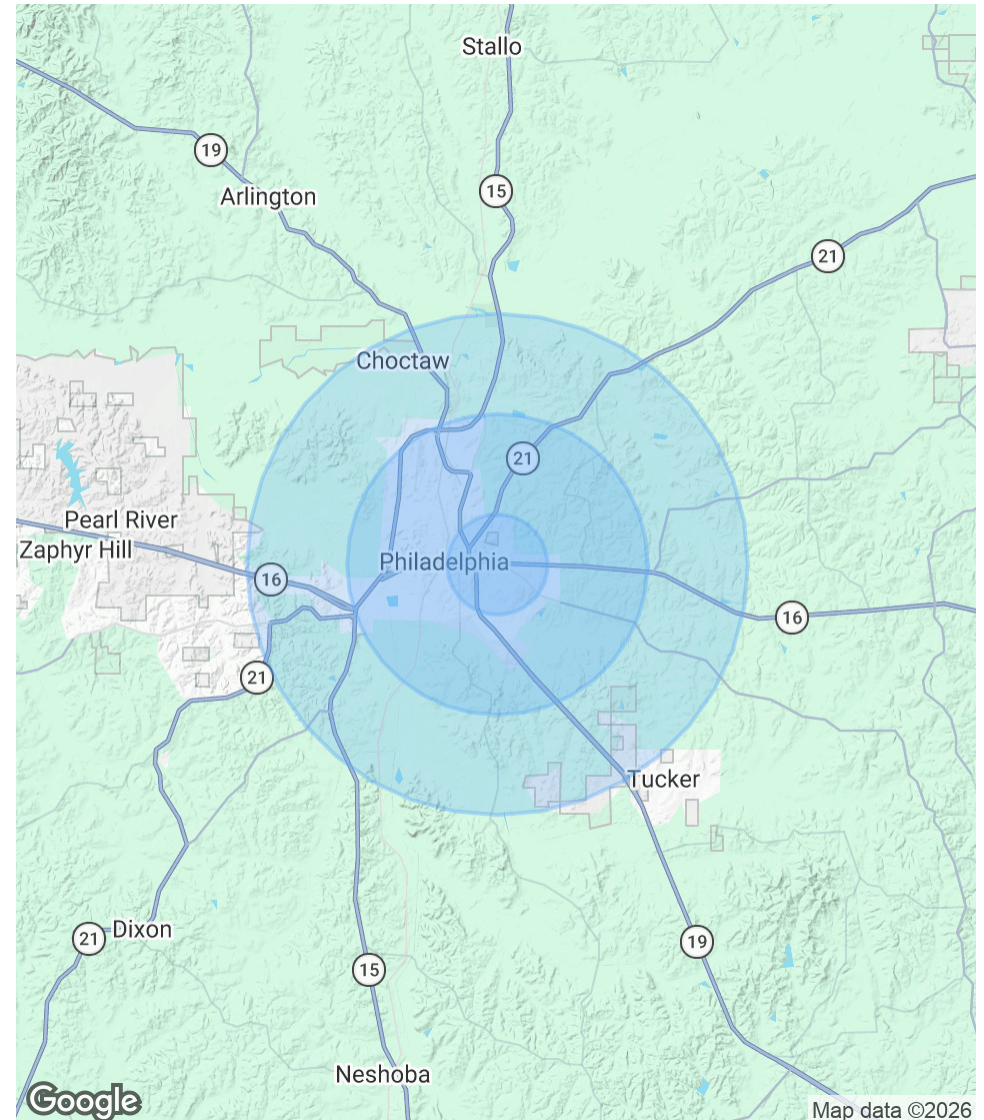
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,988	7,892	10,077
Average Age	46.1	40.9	40.5
Average Age (Male)	40.1	39.2	39.9
Average Age (Female)	48.1	40.0	39.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	762	3,066	3,874
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$60,367	\$58,368	\$62,955
Average House Value	\$156,018	\$139,316	\$140,626

2023 American Community Survey (ACS)



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