



Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	5,766
STREET	Craft- Goodman Rd.
COUNT 2	51,221
STREET 2	Hwy. 78

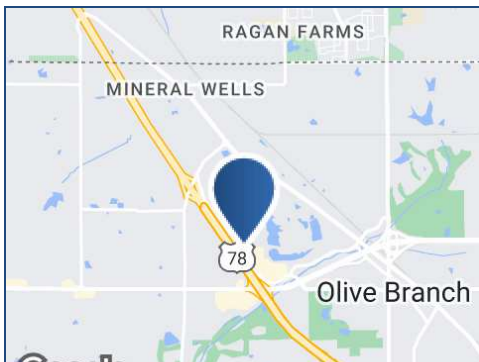
DEMOGRAPHICS - 2024

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	3,958	37,974	94,164
Average HH Income	\$110,619	\$108,657	\$117,151
Estimated Households	1,524	14,372	34,227

PROPERTY HIGHLIGHTS

- ±1 AC outparcel in Memphis SMSA
- Approximately 43,796 SF
- Also known as Lot 11 of the Crossings at Olive Branch, Phase II
- Nearby retailers/restaurants include: The Home Depot, IHOP, Mattress Firm, Hilton Garden Inn, Walmart, Kroger, Chili's, O'Charley's, Krystal, Wendy's, Buffalo Wild Wings, Townplace Suites Marriott, Chick-fil-A, Dollar Tree, Freddy's Frozen Custard & Steakburgers, and more

* Figures shown represent estimates



KEITH VALENTINE

678.718.1882

KValentine@retail-pa.com

CHARLIE OATES

901.763.2050

co@oatescommercial.com

Retail Property Advisors // 678.718.1880 // 2100 RiverEdge Pkwy. // Suite 1050, Atlanta, GA 30328 // Retail-PA.com

ATLANTA // TAMPA // PASADENA, CA // AUBURN // SARASOTA // BALTIMORE

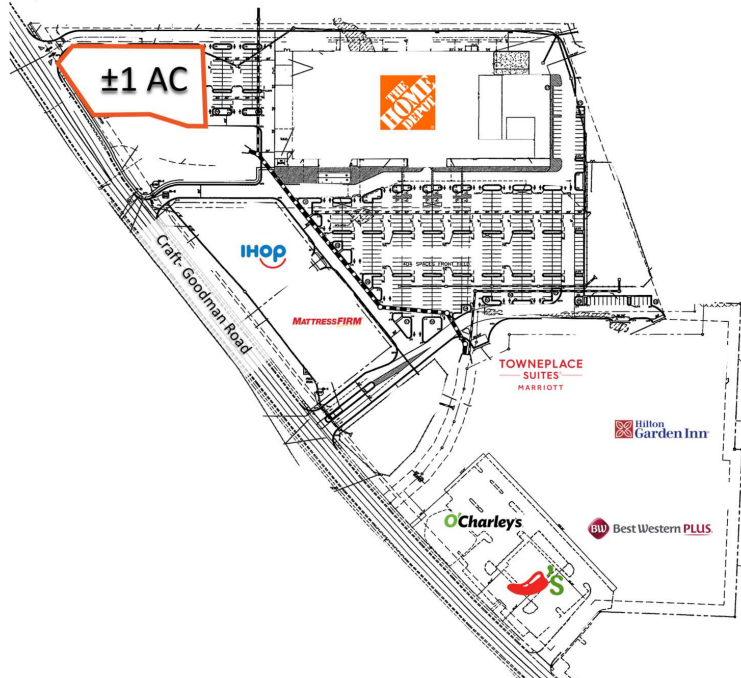
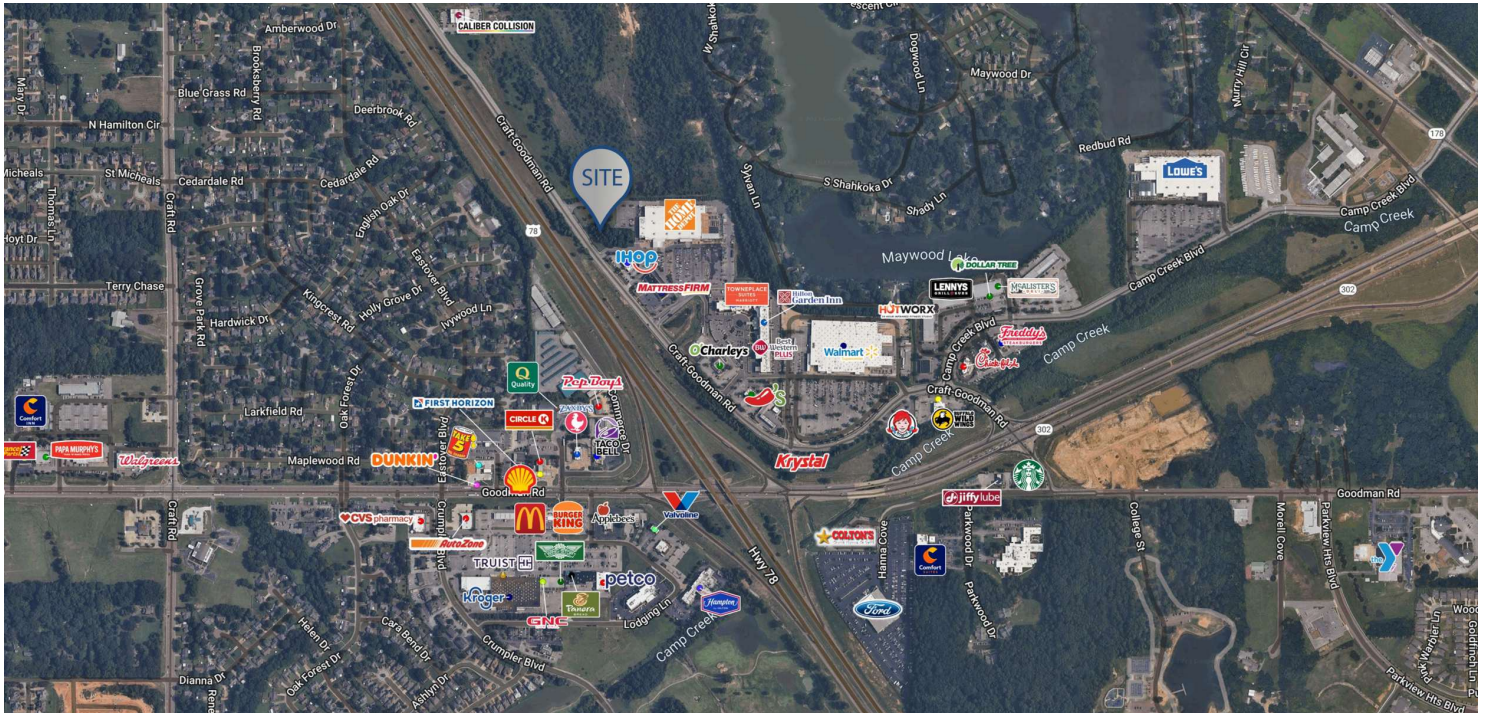
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, any special list conditions imposed by our Principals.



±1 AC OLIVE BRANCH, MS

Craft-Goodman Rd. & Hwy. 78, Olive Branch, MS 38654

Location Maps



KEITH VALENTINE
678.718.1882
KValentine@retail-pa.com

CHARLIE OATES
901.763.2050
co@oatescommercial.com

Retail Property Advisors // 678.718.1880 // 2100 RiverEdge Pkwy. // Suite 1050, Atlanta, GA 30328 // Retail-PA.com

ATLANTA // TAMPA // PASADENA, CA // AUBURN // SARASOTA // BALTIMORE

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, any special list conditions imposed by our Principals.