



## 457 Hwy 49 (LaPine Building)

457 Highway 49 S

Richland, Mississippi 39218

### Property Overview

The property is a warehouse facility with 7 drive-in bays, 1 truck paint booth, a large parking/laydown yard with a mixture of concrete and aggregate in the rear portion. The property contains warehouse/shop space, parts dept. counter and a large parts storage room, reception area and office spaces. There is a metal security fence that surrounds the property with gated access. The property is in a prime location with excellent visibility and signage on Hwy 49.

Manufacturing and distribution facilities exist both east and west of the Highway 49 corridor. The industrial, equipment and trucking companies of this area are driven by the close proximity of I-55 and I-20 (less than 2 miles to I-20 and 2.5 miles to I-55) and 13 miles to Jackson-Medgar Wiley Evers International Airport.

### Property Highlights

- 13,072 SF Warehouse Facility
- Lot: 2.47 Acres (Fully Improved)
- 7 Drive-in Bays
- 1 Truck Paint Booth
- Easy Access to I-20 & I-55
- Security Fence
- 55,000 VPD on Hwy 49
- One 5-Ton Overhead Crane in place
- 13 Miles to Jackson-Medgar Wiley Evers International Airport

### For More Information

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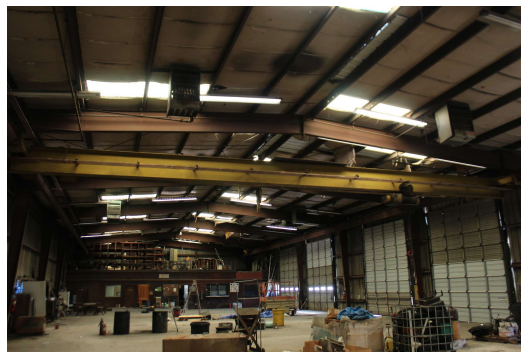
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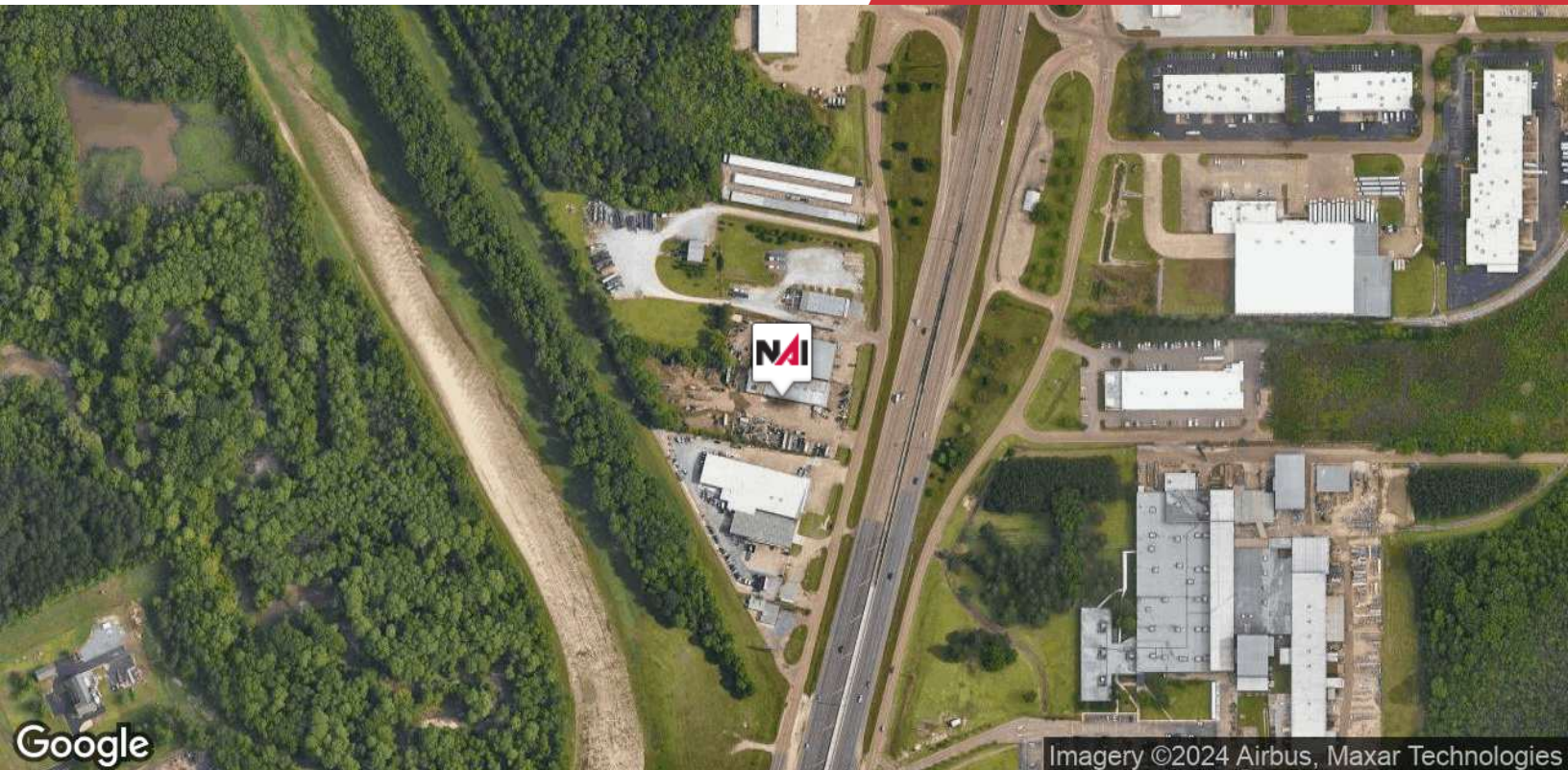




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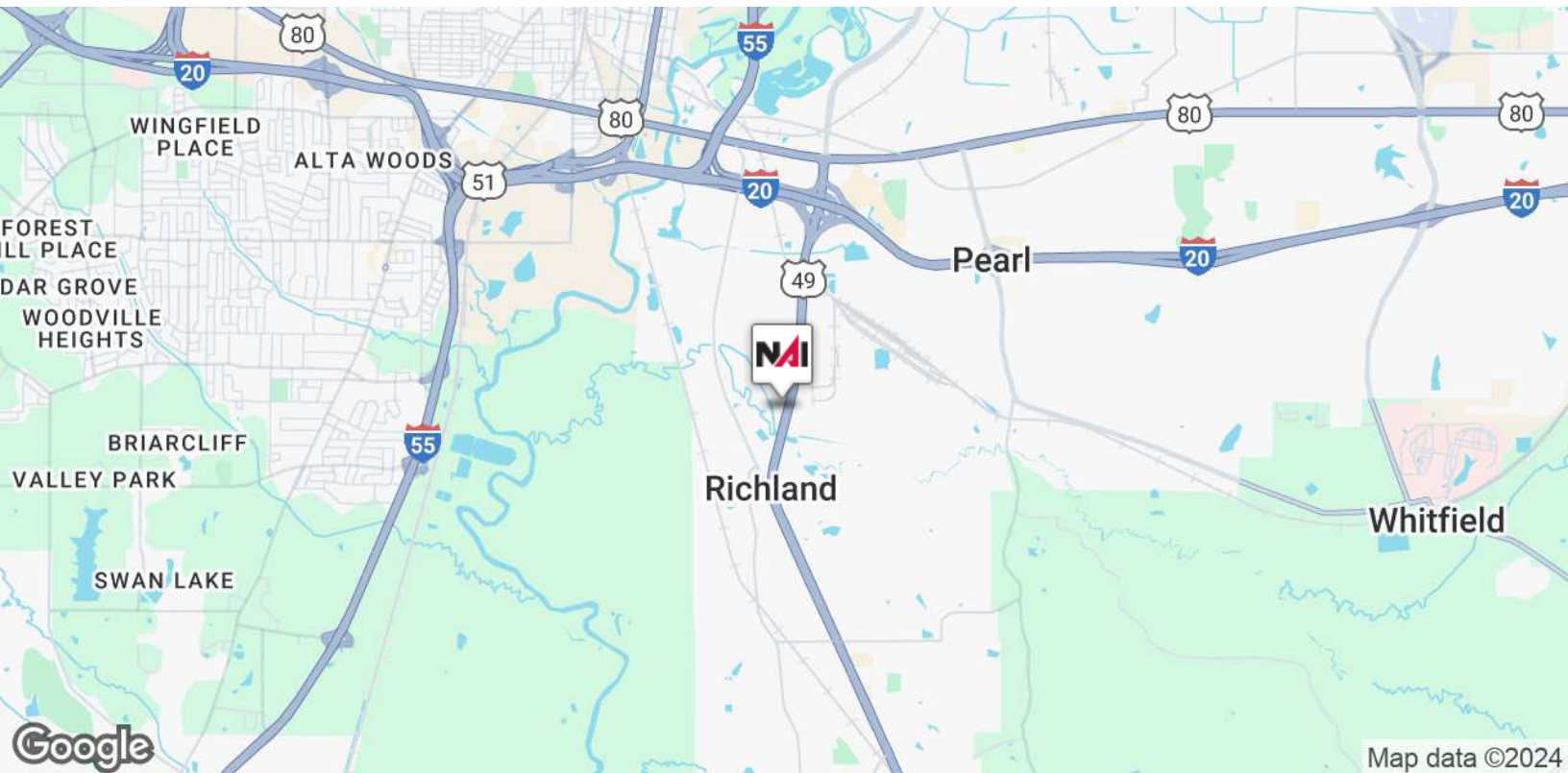
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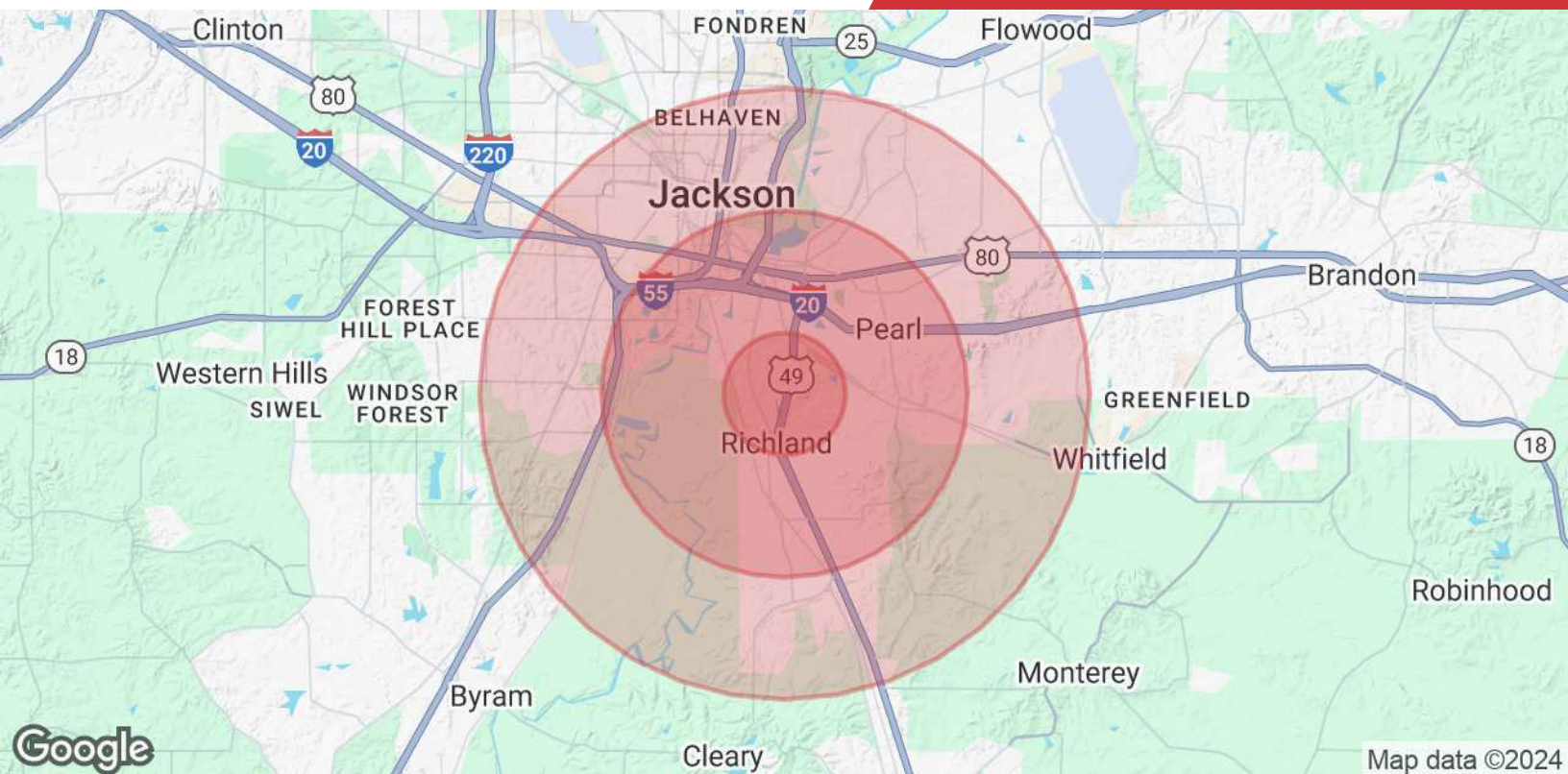




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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	976	14,117	66,218
<b>Average Age</b>	35.2	36.6	33.2
<b>Average Age (Male)</b>	40.9	34.8	33.3
<b>Average Age (Female)</b>	38.0	39.8	34.4
Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	449	6,714	29,142
<b># of Persons per HH</b>	2.2	2.1	2.3
<b>Average HH Income</b>	\$42,651	\$50,403	\$44,473
<b>Average House Value</b>	\$85,556	\$92,332	\$92,186

2020 American Community Survey (ACS)

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