

LAKELAND DRIVE

FLOWOOD, MS



0.80 Acre Land Site
Available For Sale

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AMENITIES & DEMOGRAPHICS

Amenities:

- Asking Price: \$18/SF
- Flowood is "home" to the headquarters of three major corporations (Ergon, Puckett Machinery, and Community Bank) with a daytime population of 24,576.
- High Visibility and easy ingress/egress to Lakeland Drive (HWY 25)
- Major Area Retailers Include: Aldi, Walmart Supercenter, Kroger, Walgreens, Tractor Supply, Firestone, Club 4 Fitness
- Pad ready site; utilities immediately available
- Flowood encompasses 1,230 businesses, with 98% of its residents having a high school diploma or higher.

Traffic Counts:

- Lakeland Drive – 34,442 VPD
- Hugh Ward Blvd – 7,112 VPD
- Grants Ferry Road – 11,269 VPD

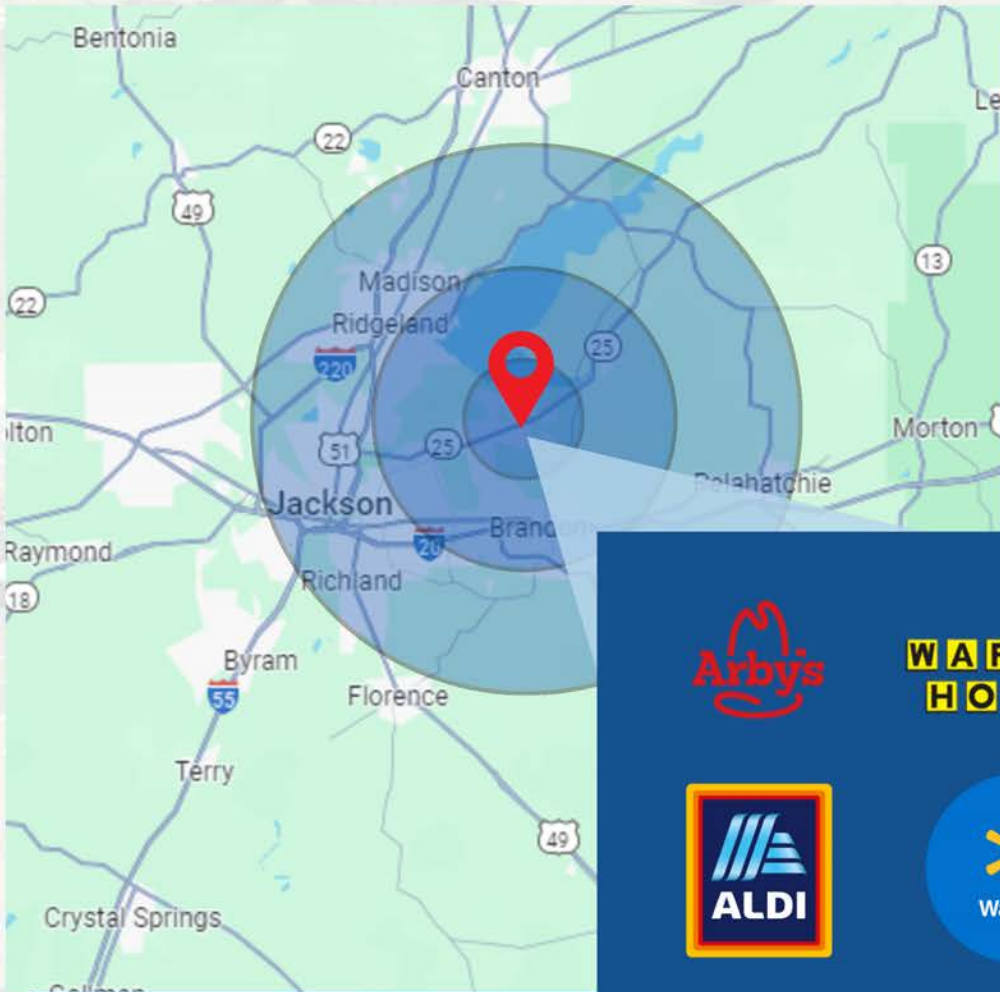


Demographics:

Distance	Population	Households	Labor Force
1 mile	7,138	2,403	98.9%
3 miles	31,751	12,255	96.2%
5 miles	57,901	21,800	95.7%

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AMENITIES MAP



Flowood, MS has grown by 30% in the last ten years. Located near the Jackson International Airport, this area has become a hub for business.

This site is within close proximity to Walmart Supercenter, which is a driver for traffic to the area. The Walmart Supercenter averages 2.8 million visits per year.



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CONTACT INFORMATION



Pratt Rogers
601-594-2067
sprogers@kerioth.com

