

THE CASCADES

COCKRUM RD (HWY 305), OLIVE BRANCH, MS 38654

**FOR SALE
& LEASE**




LOCATION DESCRIPTION

New development at the southeast quadrant of US Highway 78 and Cockrum Road (Highway 305) in Olive Branch, Mississippi

PROPERTY HIGHLIGHTS

- Proposed 84 acre mixed-use development offering retail space for lease and outparcels for sale
- Development includes retail, office and multi-family homes
- Proposed supermarket and a 55+ living community
- Traffic Counts: US Highway 78 33,000 AADT and Cockrum Rd (Hwy 305) 29,000 AADT
- Visit www.exploreascades.com for more property information



 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Population	31,920	71,945	299,455
Daytime Population	27,093	59,203	283,031
Households	11,635	25,776	111,913
Average HH Income	\$94,688	\$97,910	\$94,585



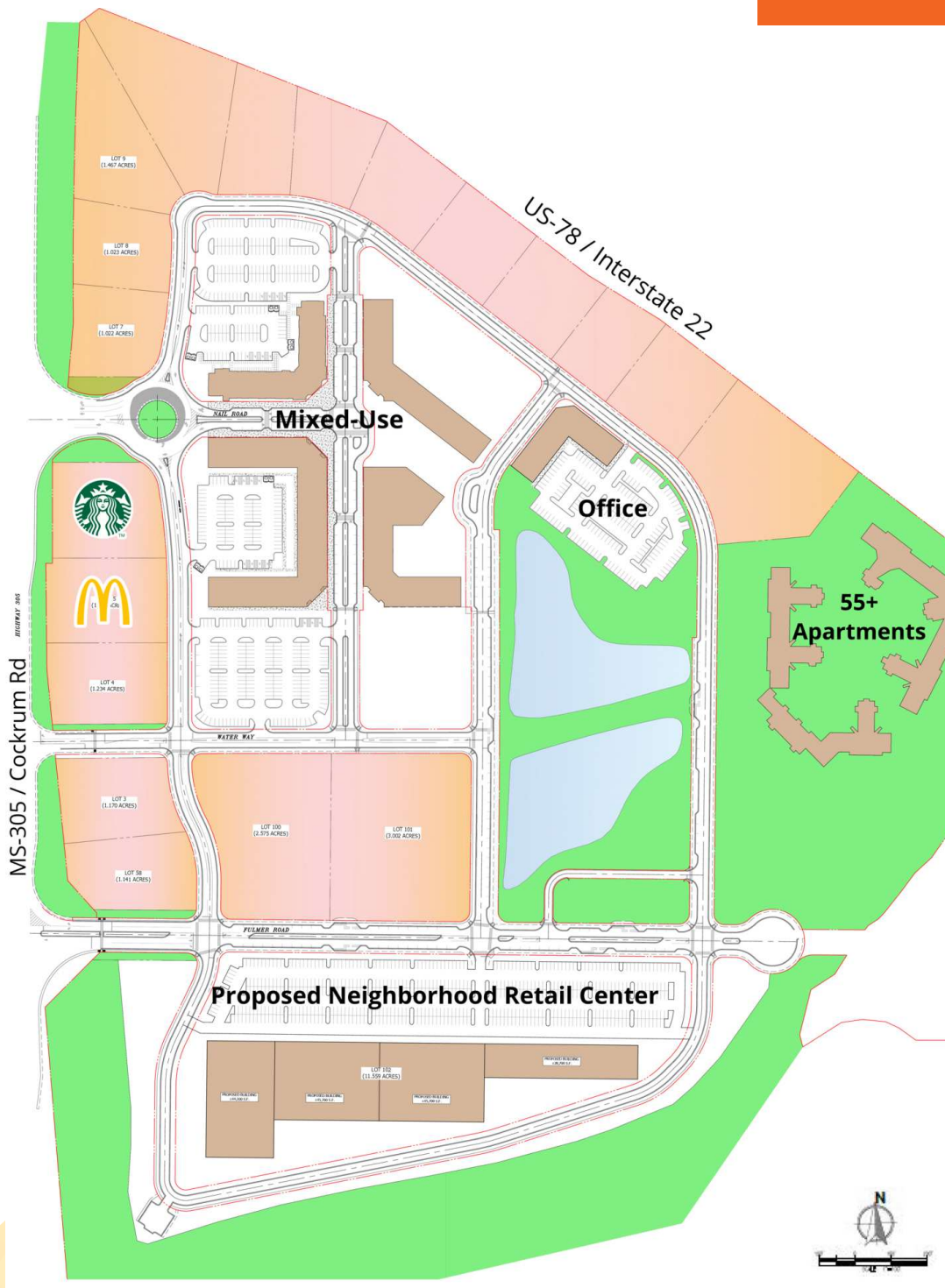
SHAWN MASSEY, CCIM, CRRP, ALC
shawn.massey@tscg.com
901.334.5702

SIDNEY SEALE
sidney.seale@tscg.com
901.252.1039

THE CASCADES

COCKRUM RD (HWY 305), OLIVE BRANCH, MS 38654

FOR SALE
& LEASE



SHAWN MASSEY, CCIM, CRRP, ALC
shawn.massey@tscg.com
901.334.5702

SIDNEY SEALE
sidney.seale@tscg.com
901.252.1039

THE CASCADES

COCKRUM RD (HWY 305), OLIVE BRANCH, MS 38654

FOR SALE & LEASE



SHAWN MASSEY, CCIM, CRRP, ALC
shawn.massey@tscg.com
901.334.5702

SIDNEY SEALE
sidney.seale@tscg.com
901.252.1039