

# **CONFIDENTIAL OFFERING**

## **OPEN & OPERATING QSR FOR SALE**

### **215 GOODMAN RD WEST SOUTHAVEN, MS**



<b>LOCATION</b>	Located on the South side of Goodman Rd W, next to Chick-fil-A, on an outparcel of the South Lake Centre S/C anchored by Office Depot, Burlington, Old Navy, Marshalls, Petco, FIVE BELOW & Shoe Carnival.		
<b>BLDG &amp; SITE AREA</b>	3,245 +/- sf Drive-Thru QSR with pylon sign on 1.07 acres with 53 parks.		
<b>ZONING</b>	C-4, Planned Commercial District		
<b>SALES PRICE:</b>	Call for price.		
<b>TRAFFIC COUNT</b>	Goodman Rd, between Southcrest & Airways	40,000	
	Southcrest North of Goodman Rd	5,600	

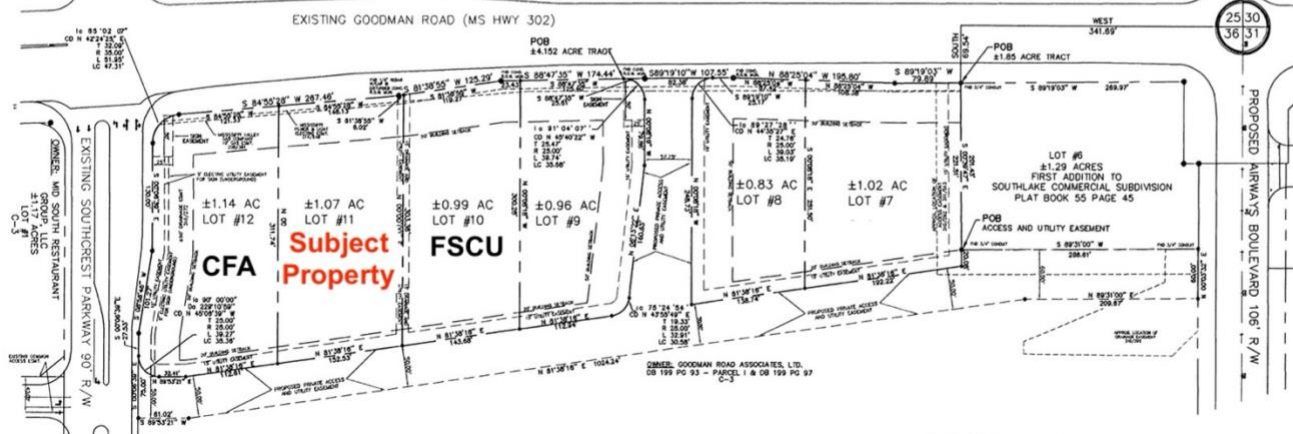


Demographics	1-Mile	3-Mile	5-Mile
Population	3,206	51,382	115,927
Avg HH Income	\$55,647	\$61,574	\$71,583
Households	1,376	20,133	43,438

**CONTACT INFORMATION:** Charlie Oates/Office 901-763-2050/Cell 901-484-0418

The map displays Southaven, MS, with a red box and arrow highlighting the 'SITE' for Chick-fil-A at the intersection of Goodman Rd E and Southcrest Blvd. The map includes various landmarks, businesses, and residential areas. Key locations include:

- Heritage Hills:** The Arena at Southaven, 51 @ Southaven.
- Rocky Creek:** Baptist Memorial Hospital DeSoto, The Home Depot, Texas Roadhouse, Zaxy's Chicken Fingers & Buffalo Wings, Walmart Supercenter, JCPenney, Bath & Body Works, El Agave Mexican Restaurants - South.
- Brook Hollow:** Firehouse Subs Southaven, Melty & Toasty, Chick-fil-A (Chick-fil-A Memphis).
- Greenbrook:** Staline Animal Clinic, Malco DeSoto Cinema Grill, Swinnea Ridge, Southern Pines Park, Dixie Door Co.
- Other locations:** Southpark Gardens Apartments, Bud's Car Wash - Self Service, Southern High School, Walls Truck & Trailer Repair, Intermediate School, Graceview Church, Southern (Al), Eaglewood Dr, Clarington Dr, Wrenwood Dr, Greenbrook Pkwy, Storewood Dr, Stacey Dr, Always Blvd, Southcrest Pkwy, Chamberland Dr, Goodman Rd E, Goodman Rd W, Dancy Blvd, Bullfrog Corner Pawn & Guns, Golden Corral Buffet & Grill, Goodman Rd W, Bojangles, Horn Lake Creek, Kids 'R' Kids Learning Academy of Desoto, Joy Blvd, Kuykendall Ln, Nail Rd E, Elmora Rd, White Oak Dr.

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