

INDUSTRIAL
PROPERTY
FOR LEASE

I6/43
BUILDING

1150 E Peace St,
Canton, MS 39046

Jon-David Johnson,
CCIM
Owner Broker
601.707.5555
jd@jdcrc.com



PROPERTY DESCRIPTION

+/-32,000 SF, all block construction building for Warehouse, Retail, Grocery or Special Use. Two dock doors with ability to add drive in doors. Previously a grocery store but can be repurposed for multiple uses. Easy access to I-55 via Hwy 43 or Hwy 16. 4.5 miles from Amazon/AWS. Less than 5 miles from Nissan. +/-2.5-acre lot with 100+/- parking spaces.

PROPERTY HIGHLIGHTS

- +/-32,000 SF, all block construction
- Two dock doors with ability to add drive in doors
- Easy access to I-55
- Close proximity to AWS, Amazon and Nissan
- +/-2.5-acre lot with 100+/- parking spaces

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	32,000 SF
Lot Size:	3 Acres
Building Size:	32,000 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,123	4,621	5,942
Total Population	3,124	12,589	15,991
Average HH Income	\$55,267	\$49,607	\$52,929



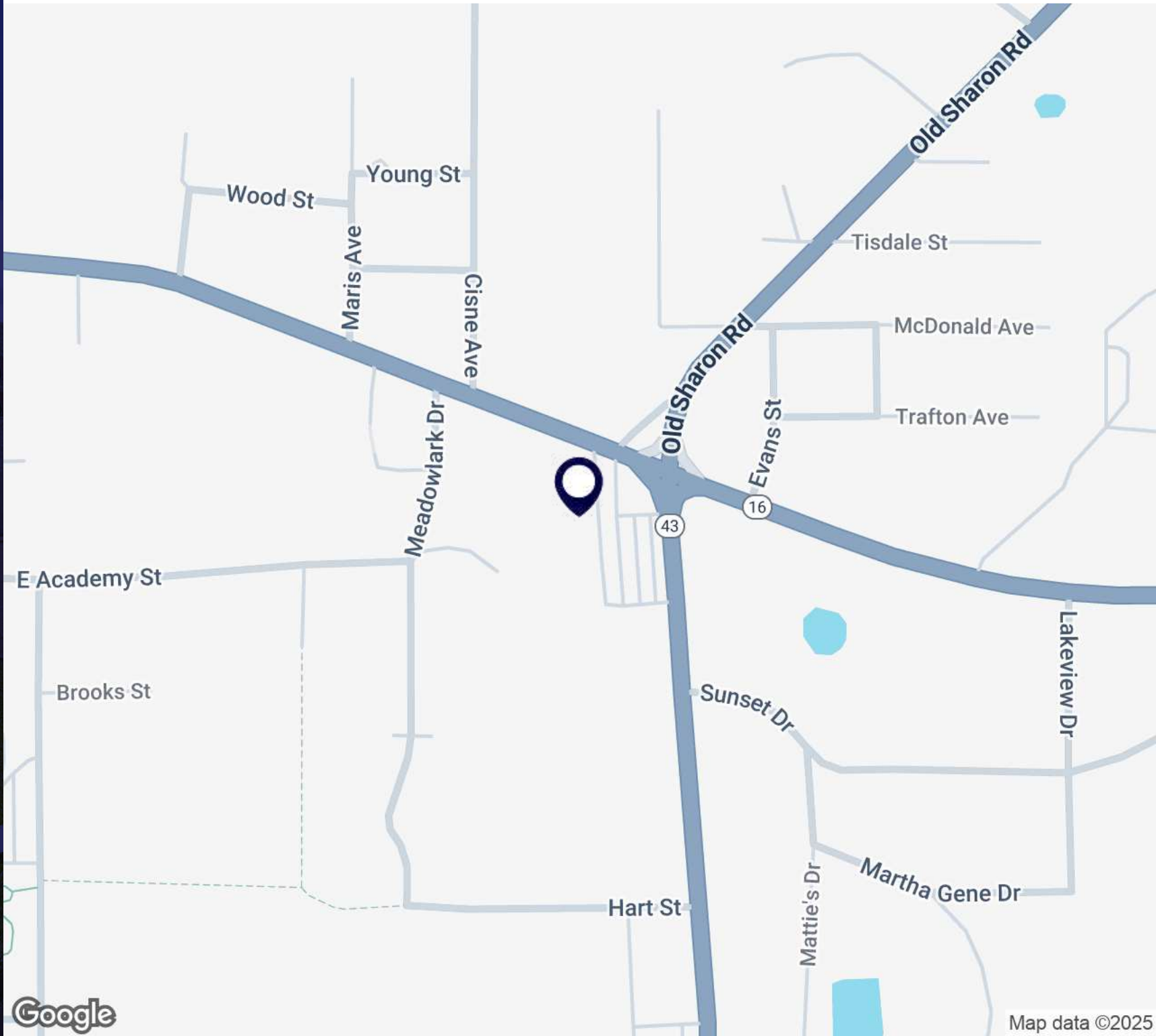
164 Watford Parkway
Drive, Canton, MS 39046
601.707.5555
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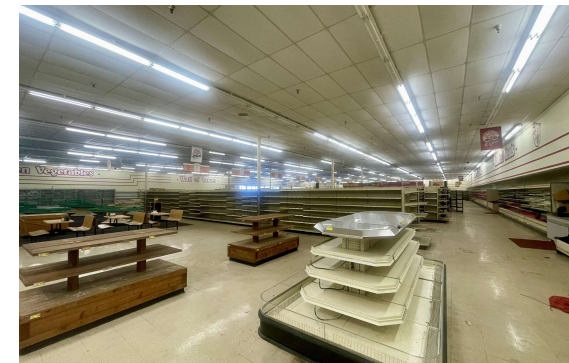
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ADDITIONAL PHOTOS



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,124	12,599	16,088
Average Age	39	38	38
Average Age (Male)	37	36	36
Average Age (Female)	41	40	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,126	4,634	6,059
Persons per HH	2.8	2.7	2.7
Average HH Income	\$55,273	\$49,621	\$53,161
Average House Value	\$218,407	\$197,416	\$206,146
Per Capita Income	\$19,740	\$18,378	\$19,689

Map and demographics data derived from AlphaMap

AREA ANALYTICS

