

LAND FOR SALE

0.99 AC RETAIL LOT ON CHURCH RD SOUTHAVEN

420 Church Road W, Southaven, MS 38672



PROPERTY DESCRIPTION

Our commercial real estate team is excited to present this great retail lot located at the Church Road – I-55 Interchange and a mile from the Tanger Outlets. This one acre parcel offers a great opportunity for either a hotel site or a retail location and sees 20,000 cars per day! Give us a call today to make this lot yours!

PROPERTY HIGHLIGHTS

- Great Retail lot with I-55 Visibility
- Sees 20,000 Cars Per Day on Church Road
- Hotel, QSR, Restaurant, Bank, or Retail Location
- Easement on Lot

LOCATION DESCRIPTION

This one acre lot sits on Church Road in Southaven next to the Taco Bell just off the Church Road/Interstate-55 Exit.

OFFERING SUMMARY

Sale Price:	\$650,000
Price PSF:	\$15.00
Lot Size:	0.99 Acres
Zoning:	PUD

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	383	1,094	2,225
Total Population	783	2,278	5,085
Average HH Income	\$52,889	\$52,810	\$57,128

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RHODES THOMPSON
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Each Office Independently Owned and Operated kwcommercial.com

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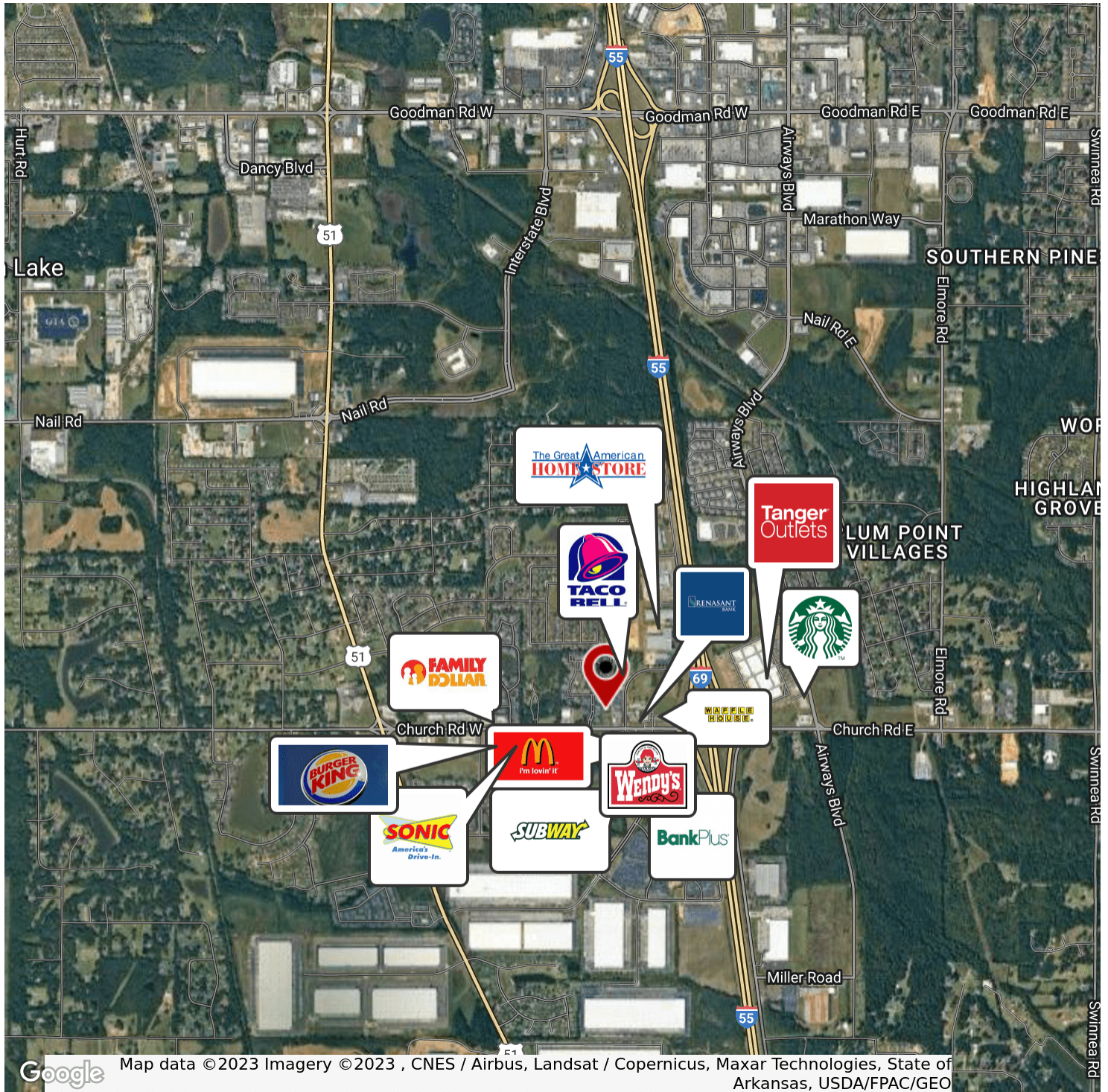
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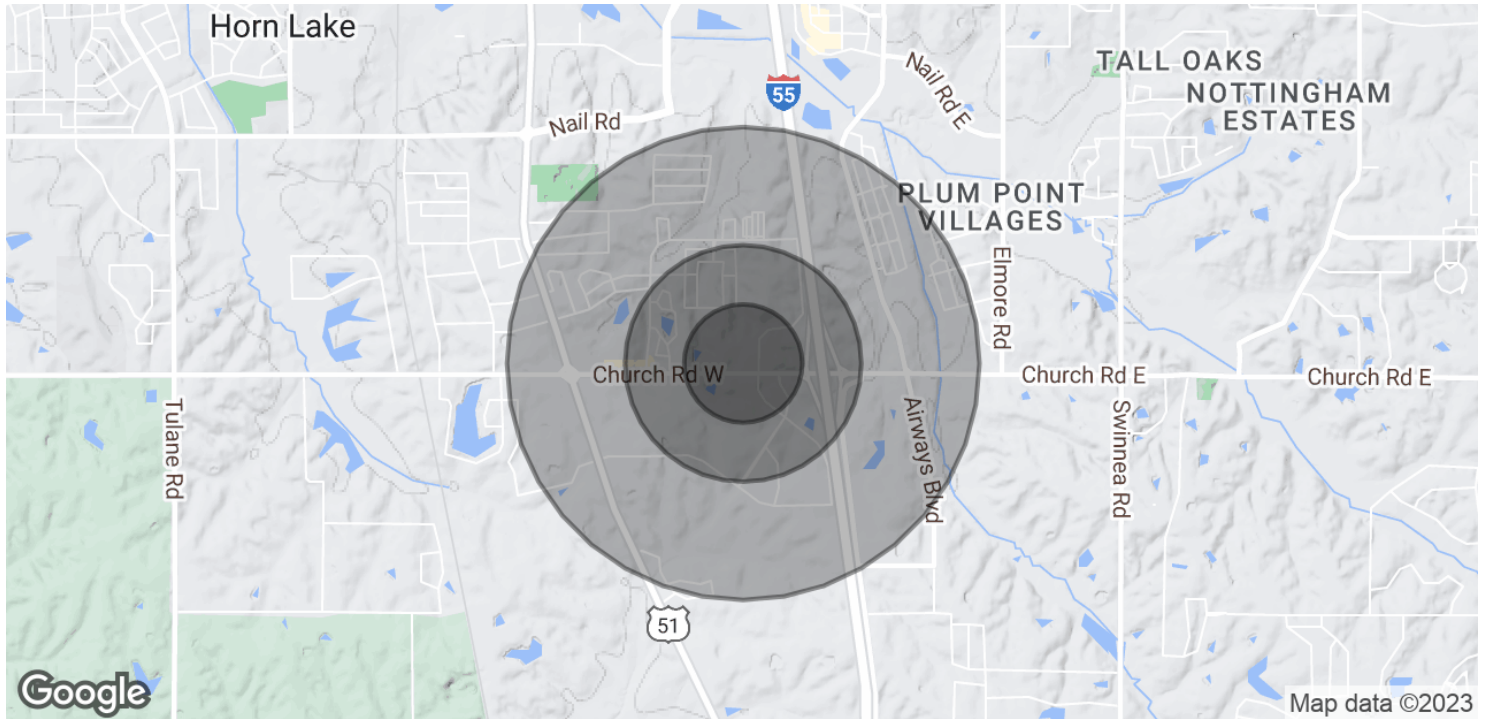
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	783	2,278	5,085
Average Age	34.3	33.6	35.4
Average Age (Male)	36.7	35.6	34.3
Average Age (Female)	32.7	32.3	35.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	383	1,094	2,225
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$52,889	\$52,810	\$57,128
Average House Value	\$110,439	\$108,668	\$114,895

* Demographic data derived from 2020 ACS - US Census

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