

RETAIL PROPERTY FOR SALE

40009 CROSS CREEK DRIVE

40009 Cross Creek Drive, Hamilton, MS 39746

SCOTT FARMER

Broker/Owner
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FARMER COMMERCIAL PROPERTIES
O. 662.341.5205
101 S Lafayette Street Ste 31
Starkville, MS 39759
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OFFERING SUMMARY

Sale Price:	\$325,000
Building Size:	4,608 SF
Available SF:	4,608 SF
Lot Size:	1.01 Acres
Price / SF:	\$70.53
Zoning:	C - Commercial

PROPERTY OVERVIEW

40009 Cross Creek Drive - Hamilton, MS. Excellent 4608 SF Commercial building built in 2016. 3 bays with each bay being 1536 SF. Subway currently occupies the right end cap. This Commercial building is situated on a 1.01 acre lot with access to 4-way signalized traffic light. This property is benefitted with outstanding visibility from Hwy 45 South. This commercial opportunity is located just past entrance to Columbus Air Force Base. Great ingress/egress!

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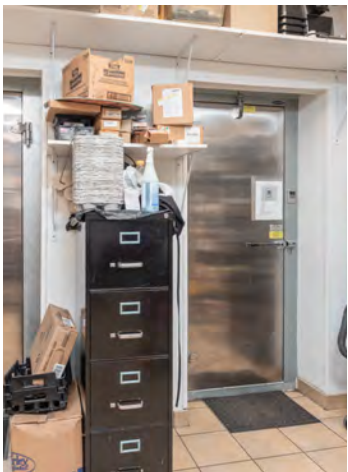
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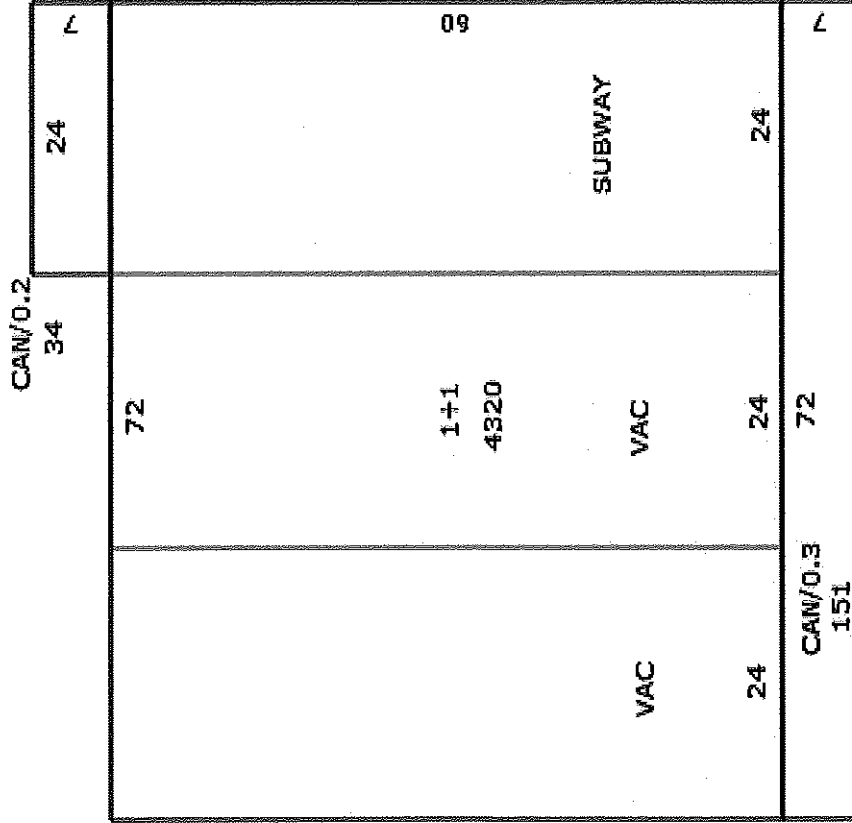
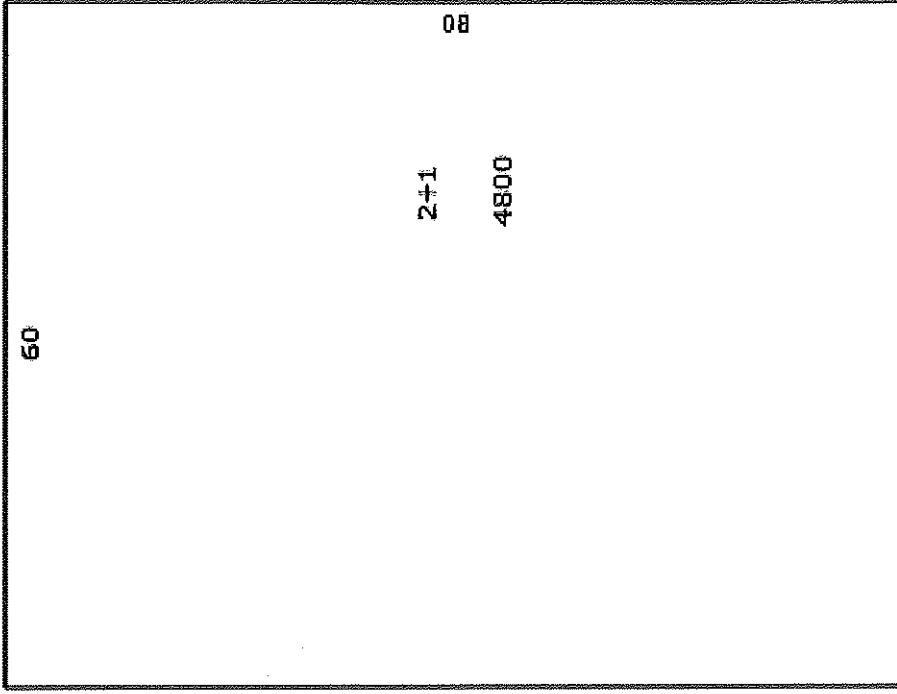


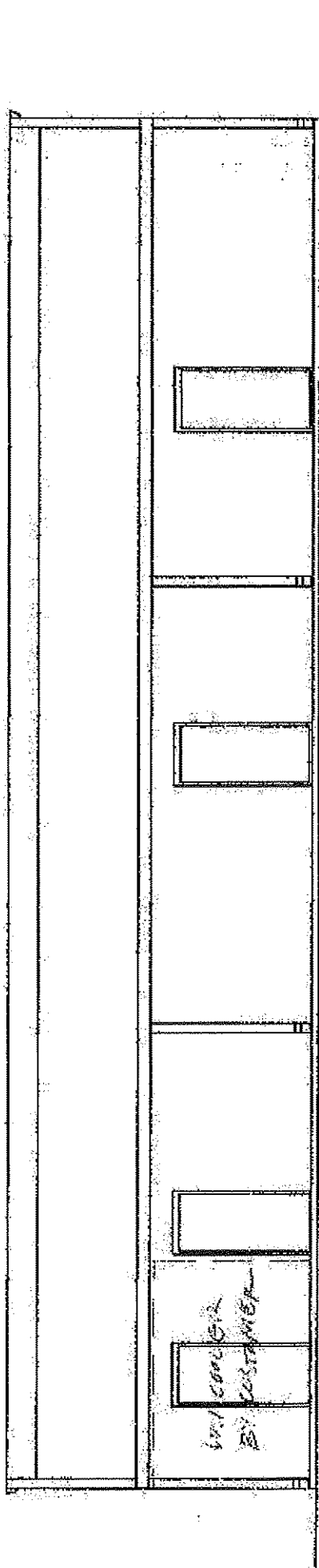
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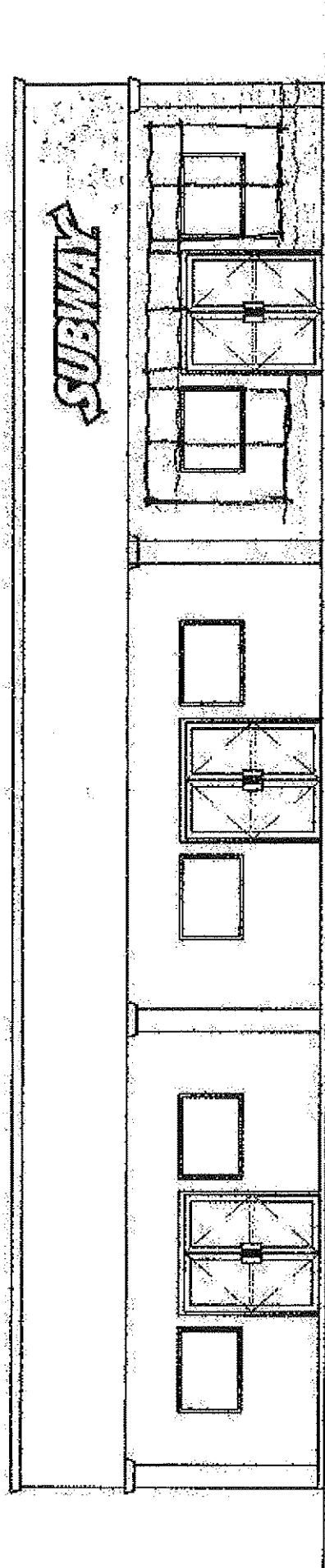
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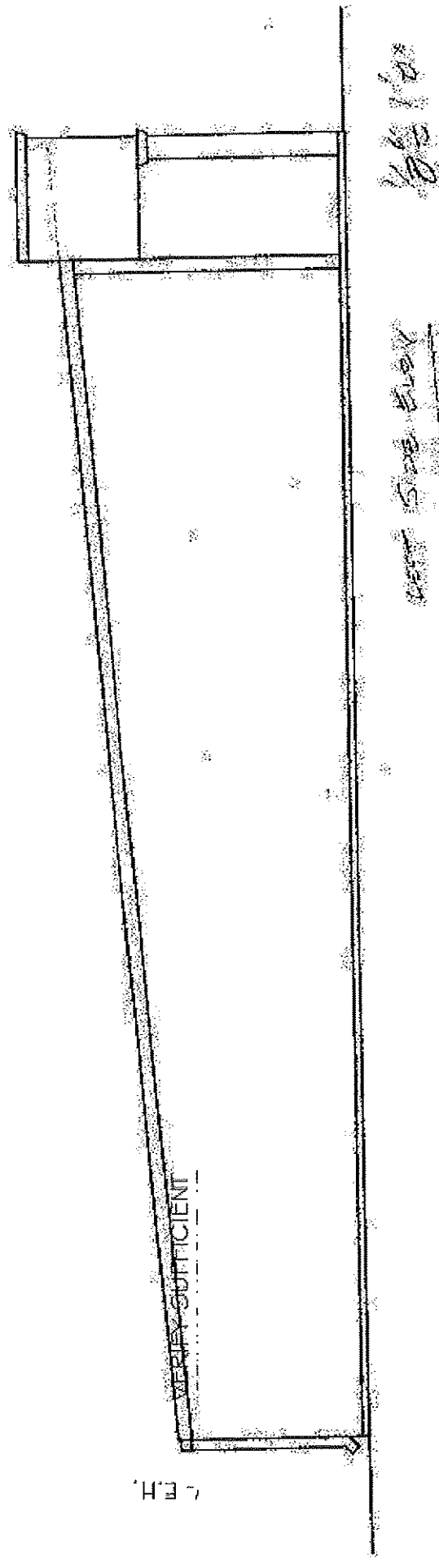
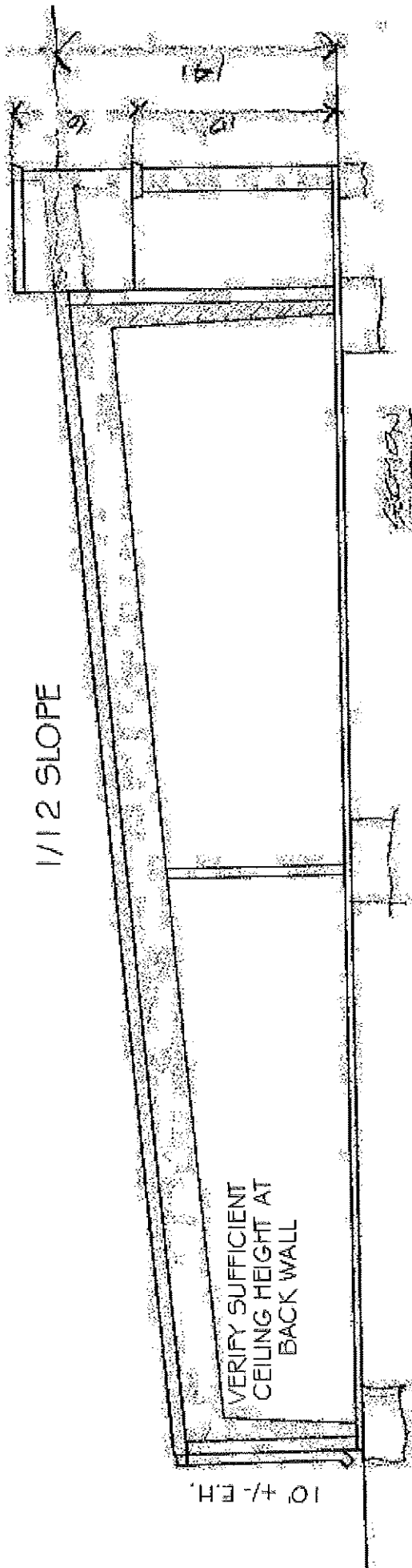
REAR

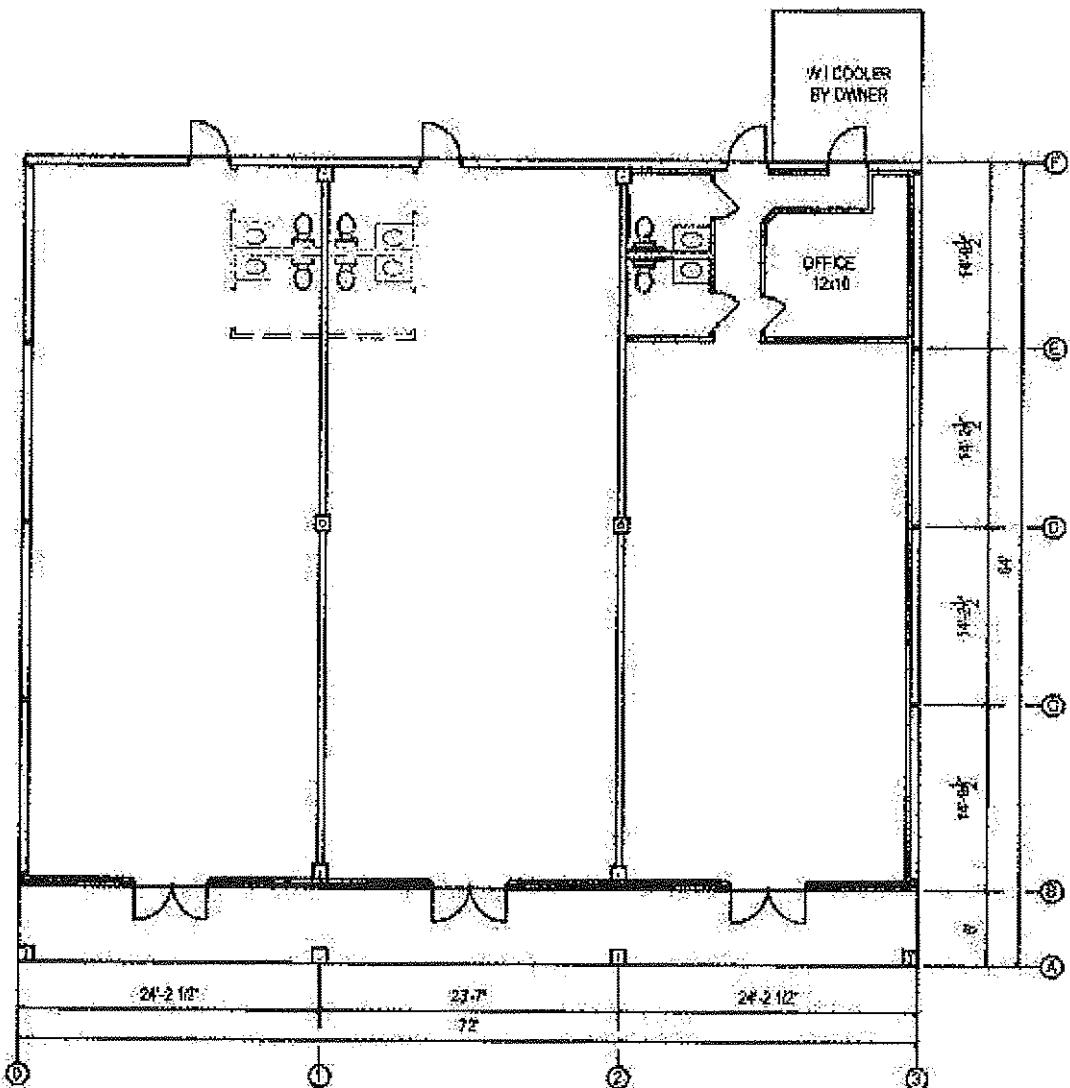


WINDOWS TO BE SHOWN
FOR RETAIL


1/8" = 1'-0"

FRONT





DRIVE UP W/WHY?
 SKETCH OUT BUILDING,
 PLUMBING LOCATIONS

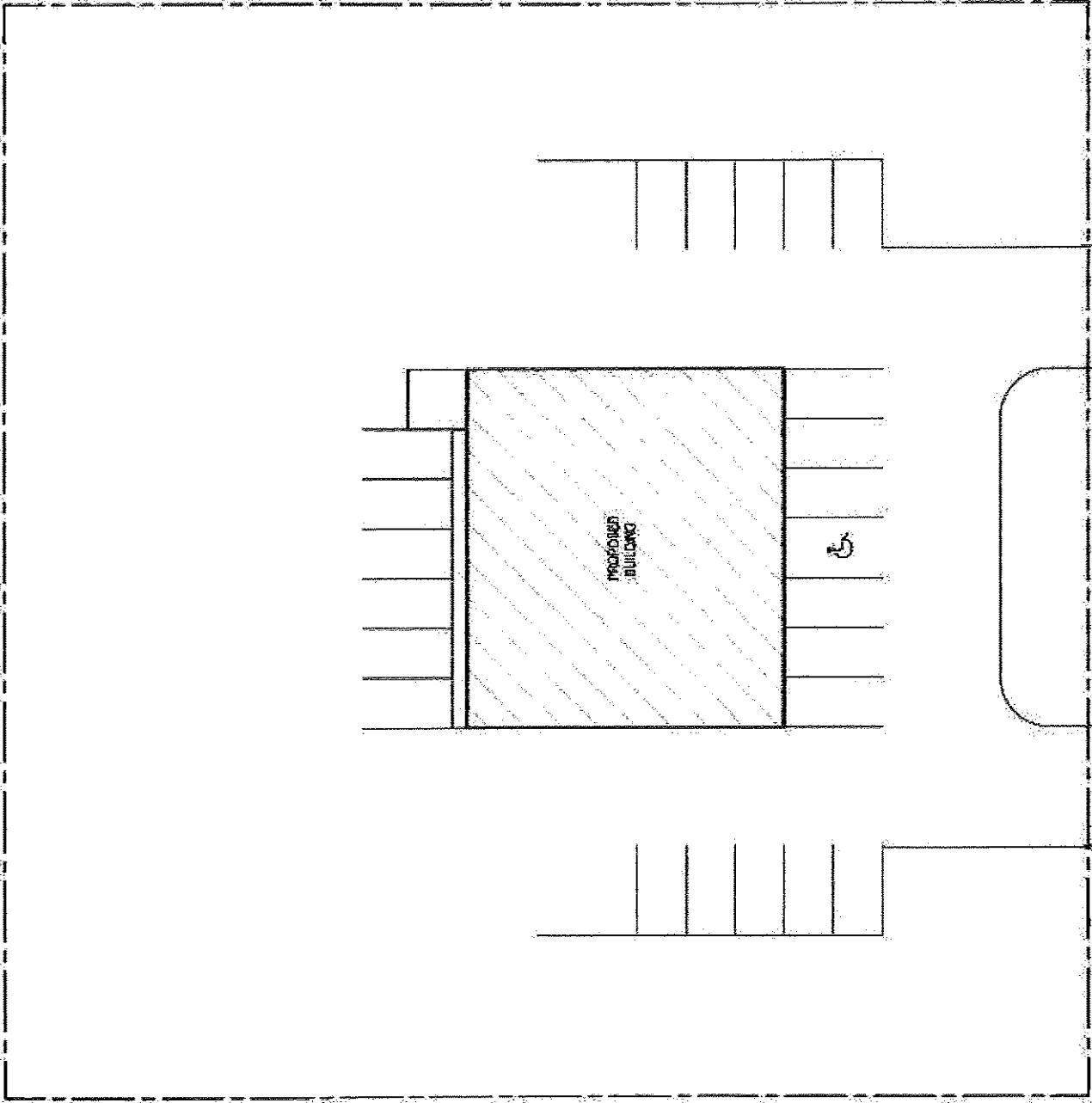
FLOOR PLAN 
 1/16" = 1'

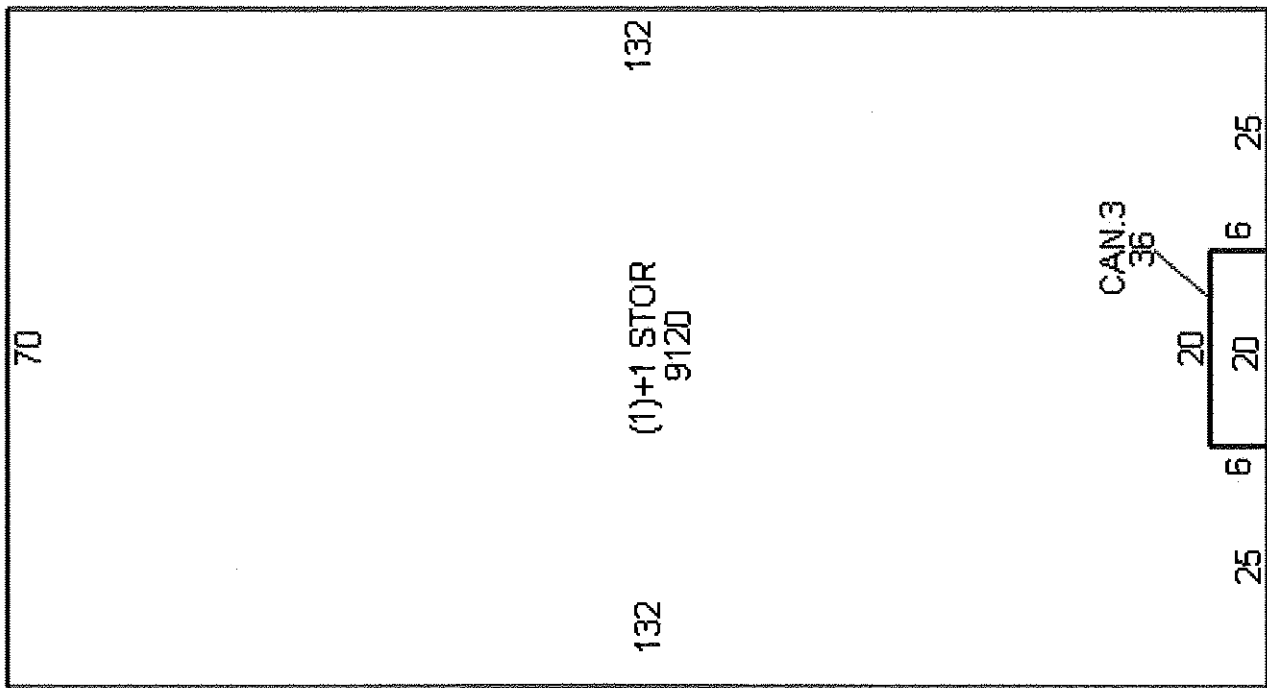
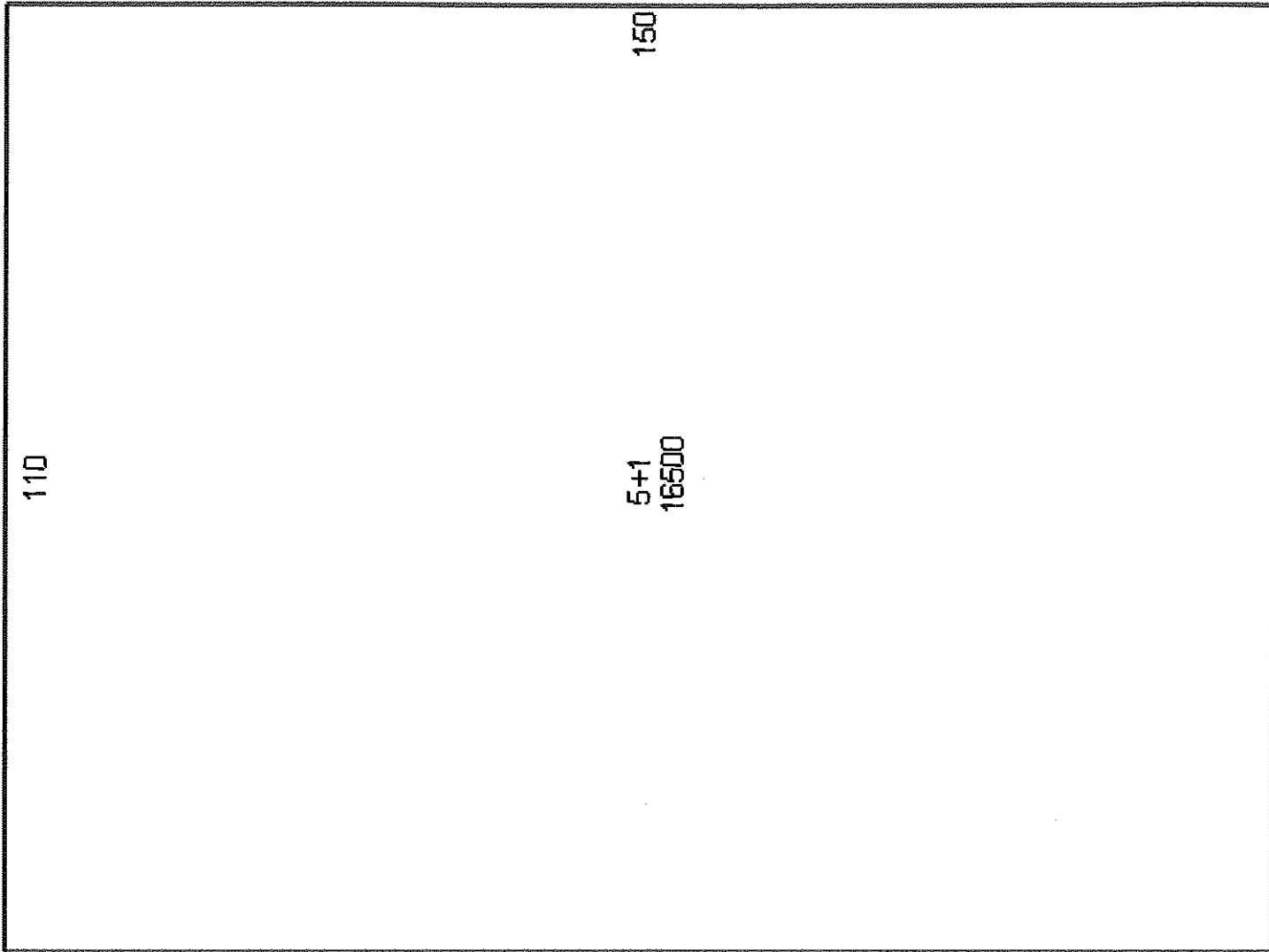


SITE PLAN 1/8" = 1'

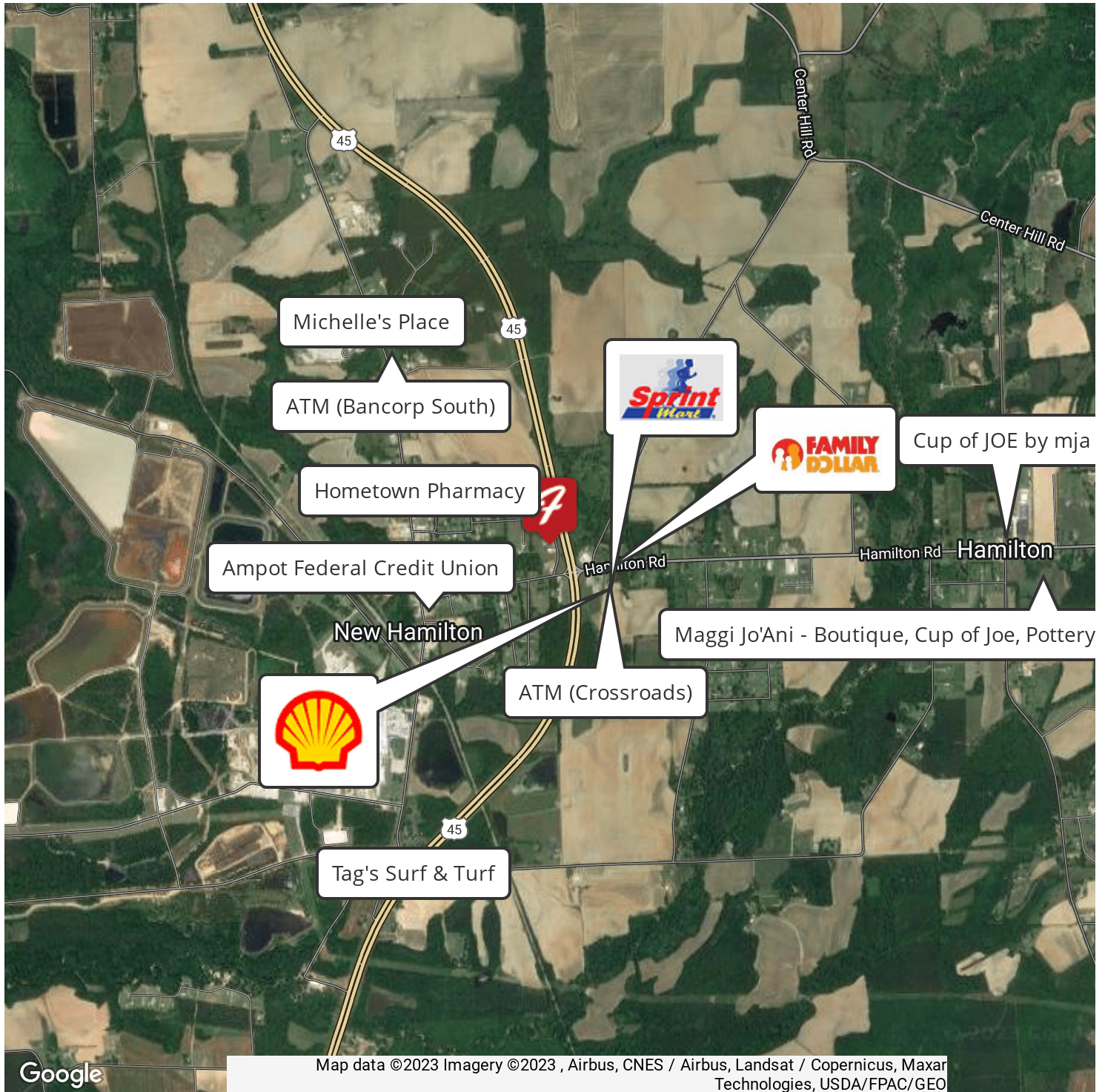
LOT INFO
KANSAS
NEEDS
PERMITS
OR LICENSE
DESCRIPTION

UTILITY LOCATIONS





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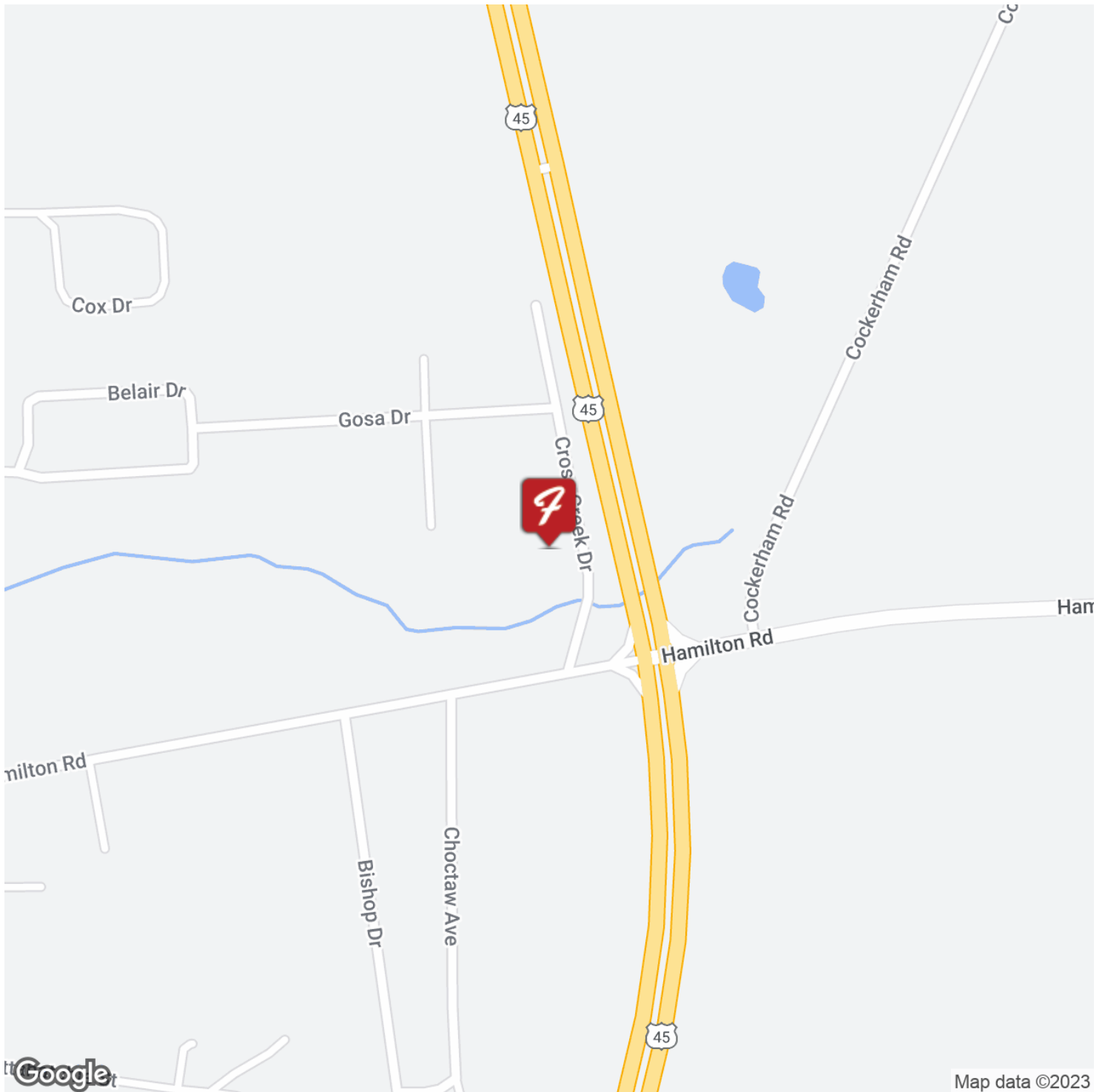


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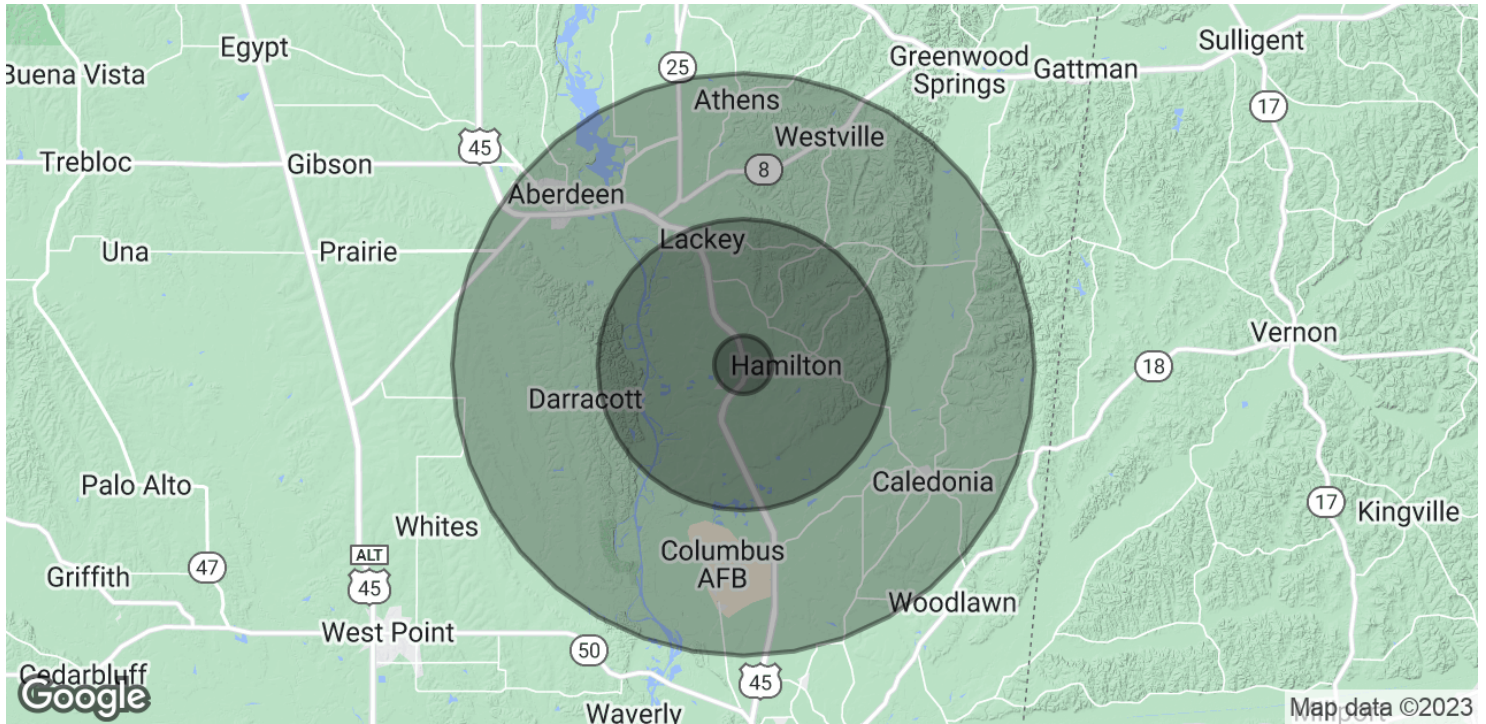
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	75	1,526	16,740
Average Age	50.9	48.9	40.7
Average Age (Male)	50.4	48.9	37.1
Average Age (Female)	49.2	46.7	41.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	38	781	7,463
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$53,648	\$54,767	\$56,759
Average House Value	\$118,672	\$113,447	\$115,982

* Demographic data derived from 2020 ACS - US Census

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