



SALE PRICE: \$1,200,000

Larken Plaza - Building E

276 Nissan Parkway, Canton, MS 39046

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OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	8,746 SF
Lot Size:	.9620 Acres +/-
Price / SF:	\$137.21
Occupancy:	100%

PROPERTY OVERVIEW

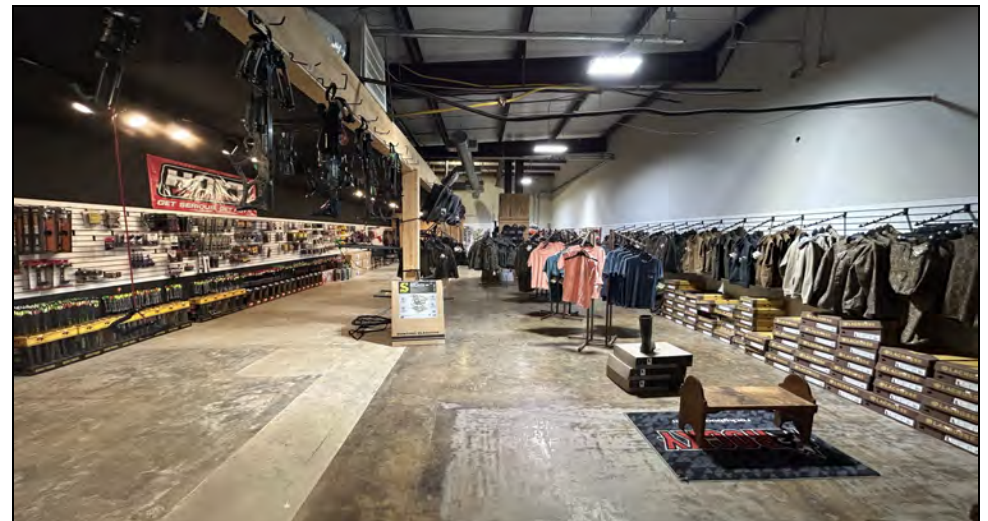
Well maintained, 100% Occupied Office and Warehouse plaza located in Madison County with easy access to I-55. Larken Plaza is conveniently located between the newly built 700,000 SF Amazon Fulfillment facility at the Madison County Mega Site and I-55. The plaza is across the street from Merit Health Hospital Madison and less than 2 miles from the Nissan Vehicle Assembly plant, which employs over 5,000 people. The plaza consists of 5 brick buildings. The owner is selling 1 of the buildings (Building E).

PROPERTY HIGHLIGHTS

- Building E consists of 2 suites and is a total of 8,746 SF
- Plenty of parking
- 3 dock high doors
- 1 grade level drive-in door
- Great Investment Opportunity or Owner/User Property

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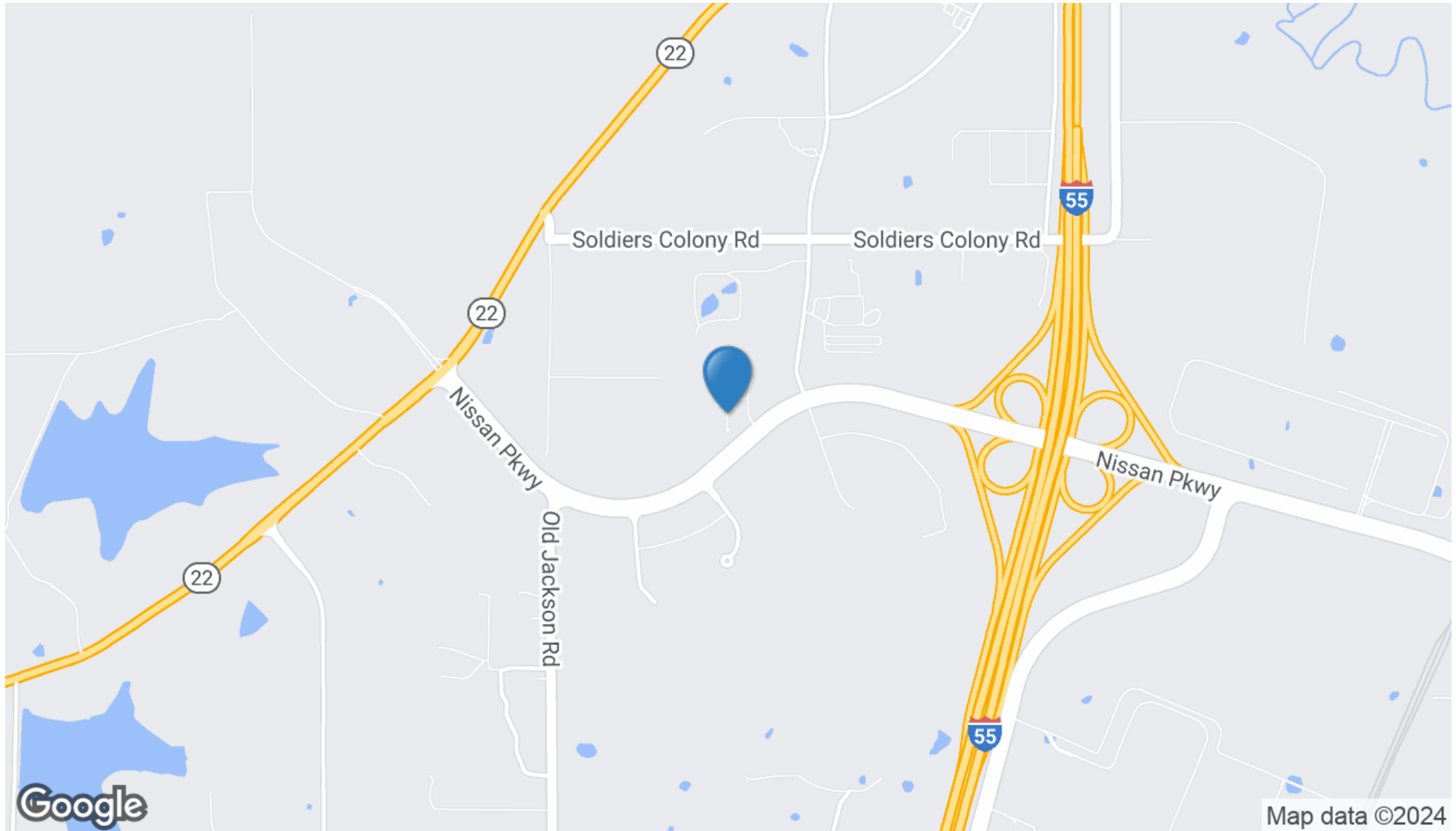
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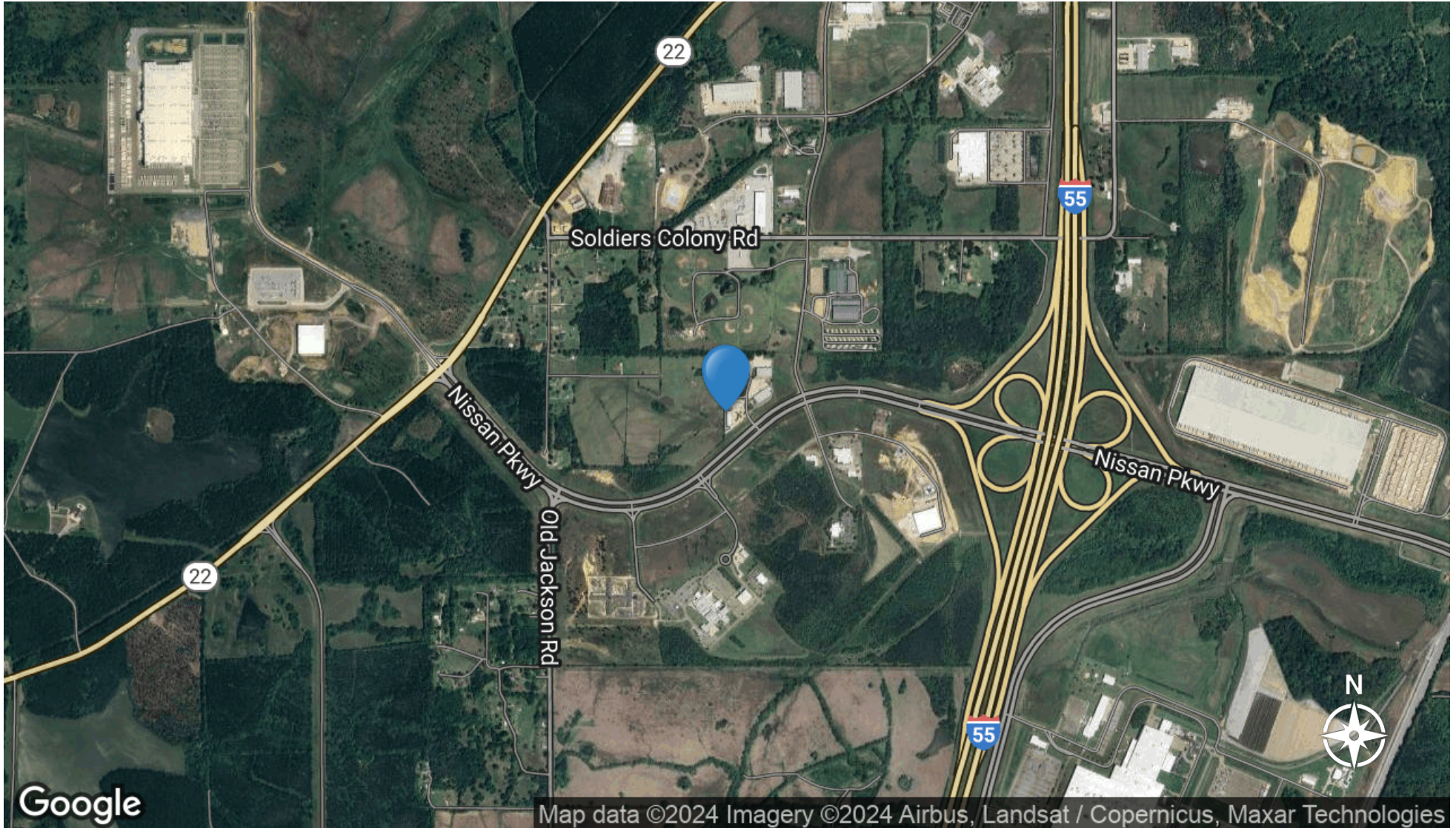
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	34	100	220
Average Age	35	36	36
Average Age (Male)	35	35	35
Average Age (Female)	36	36	36

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	12	36	79
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$128,379	\$128,379	\$127,983
Average House Value	\$363,154	\$363,154	\$362,287

** Demographic data derived from 2020 ACS - US Census*

