

FORMER CONVENIENCE STORE

FOR LEASE

5200 MISSISSIPPI 493, MERIDIAN, MS 39305



LOCATION DESCRIPTION

Located in the vibrant city of Meridian, MS. The property is conveniently situated near major roadways, making commuting and access to the rest of the city a breeze. With its central location and plethora of nearby attractions, this area is an ideal setting for tenants looking for a dynamic work environment.

PROPERTY HIGHLIGHTS

- 2,637 SF freestanding building situated on 0.70 AC
- Positioned on Highway 493, the store benefits from high visibility & easy access for passing traffic
- Location attracts a significant volume of foot & vehicle traffic
- Serves the needs of locals and travelers
- Call for more information



DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
POPULATION	3,618	23,099	38,245
DAYTIME POPULATION	4,335	25,727	50,838
HOUSEHOLDS	1,595	10,024	16,350
AVERAGE HH INCOME	\$99,701	\$72,179	\$69,255



KATHY DENNIS, CCIM

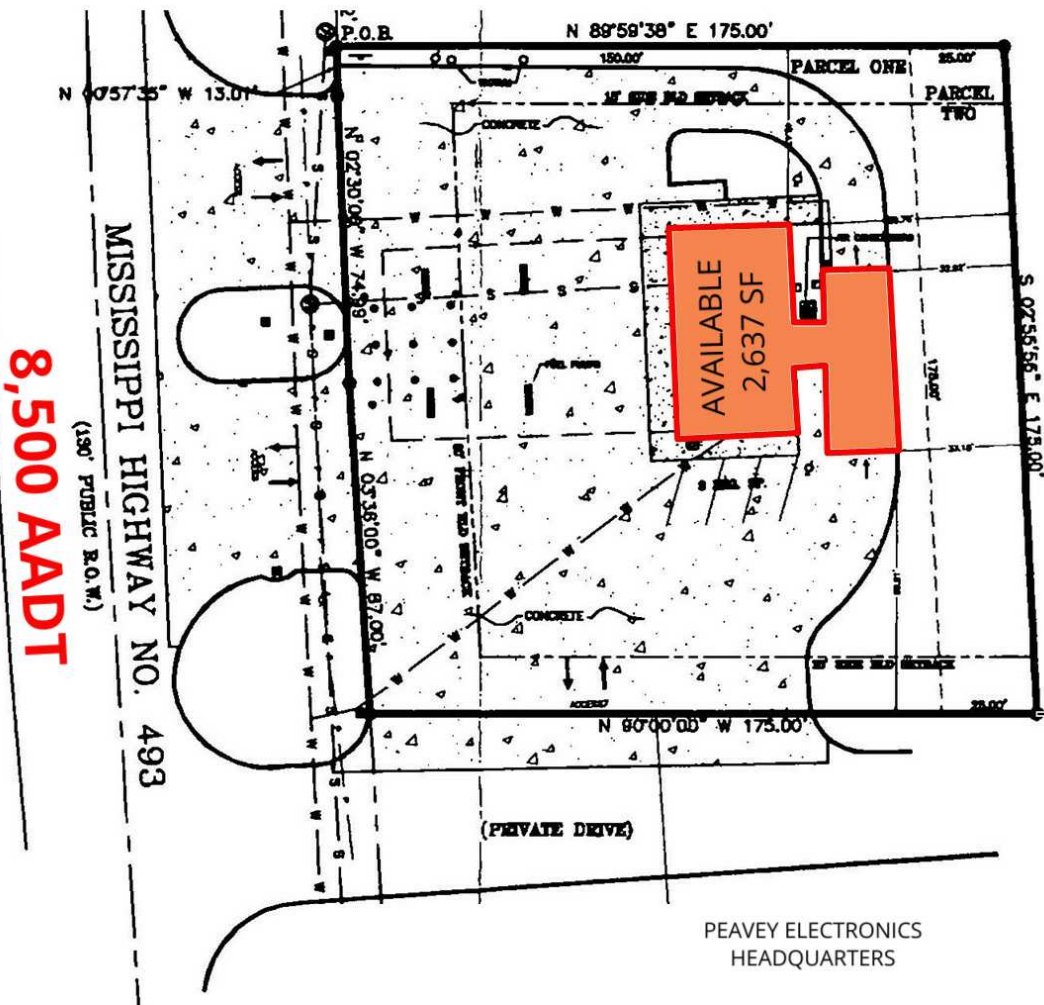
kathy.dennis@tscg.com

205.776.6708

FORMER CONVENIENCE STORE

FOR LEASE

5200 MISSISSIPPI 493, MERIDIAN, MS 39305



8,500 AADT

WAFFLE HOUSE

MUGSHOTS Grill & Bar



KATHY DENNIS, CCIM

kathy.dennis@tscg.com

205.776.6708