

THE BRIDGES OF CAMP CREEK

NEC of Craft-Goodman Road and Camp Creek Blvd., Olive Branch, MS 38654

OUTPARCELS AVAILABLE



The Bridges at Camp Creek, a new mixed-use outparcel development project with excellent visibility, is strategically positioned on Goodman Road (Hwy. 302) just east of Highway 78 at the northeast corner of the intersection bound by Craft-Goodman Road and Camp Creek Blvd. in the City of Olive Branch, Mississippi.

Join Huey's – Blues, Brews & Burgers!, Aspen Dental and Discount Tire

AVAILABLE PARCELS

Outparcels 1 through 11: 1.05 AC – 2.80 AC

DEMOGRAPHICS

	1-mile	3-miles	5-miles
2019 Population	3,933	38,314	90,568
5 Yr Projected Growth	9.65%	7.35%	5.8%
Average HH Income	\$95,664	\$80,638	\$80,986
Total Daytime Population	7,113	32,203	76,278

SURROUNDING RETAILERS



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FOR LEASE



For More Information, Contact:

Jason Polley | jdp@stonecrestinvestments.com | 901.751.5411

Commercial Real Estate Development, Investment & Services | stonecrestinvestments.com

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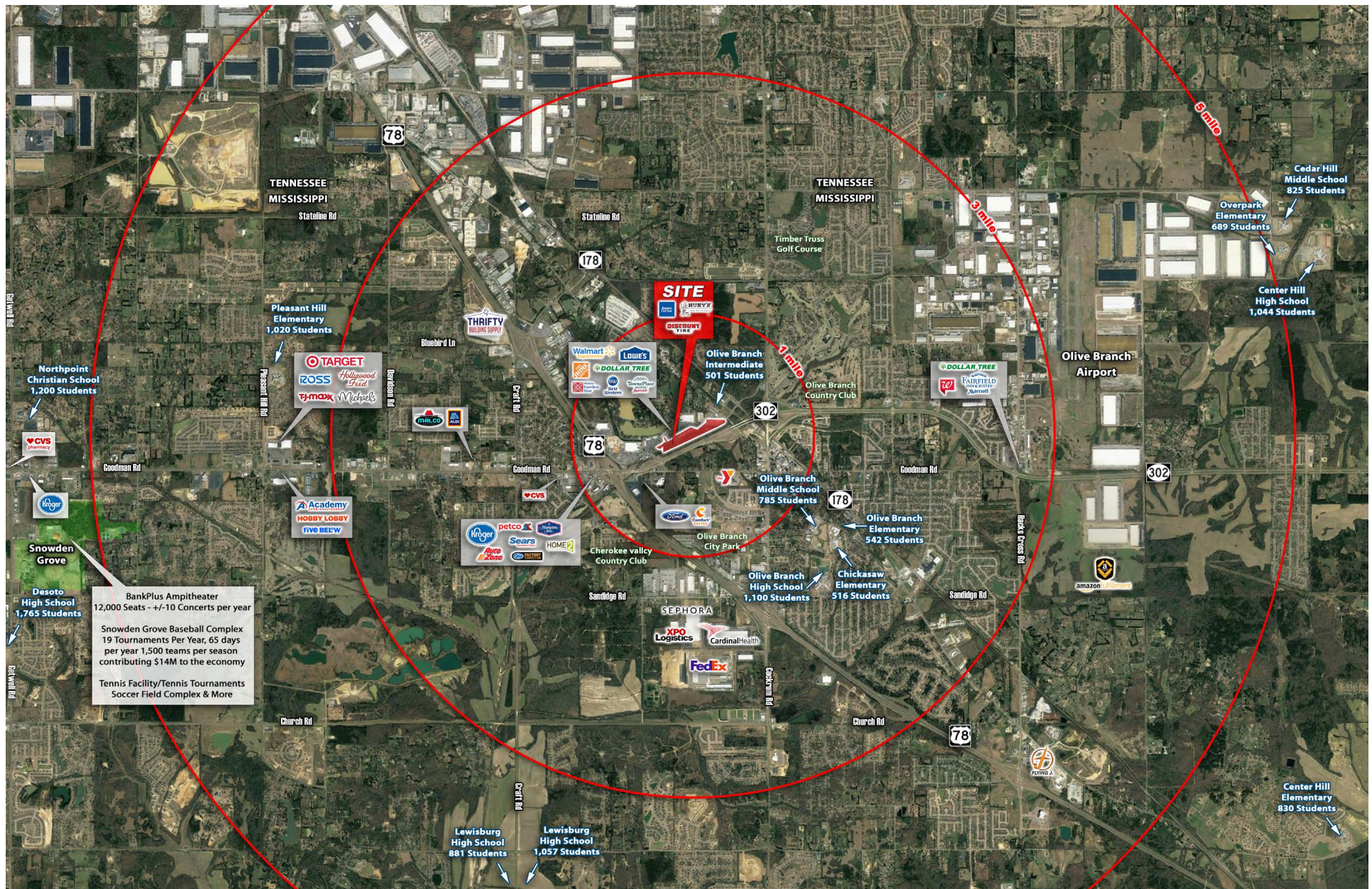
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The Bridges of Camp Creek, a unique mixed-use outparcel development project with excellent visibility, is strategically positioned on Goodman Road (Hwy. 302) just east of Highway 78 on the northeast corner of the intersection bound by Craft-Goodman Road and Camp Creek Blvd. in the City of Olive Branch, Mississippi. The City of Olive Branch, located in eastern Desoto County immediately south of the Tennessee state line, is the **fastest growing city in the entire Memphis, Tennessee, metro area** and is also one of the fastest growing cities in the State of Mississippi. **Desoto County is ranked as one the fastest growing counties in the United States** and the City of Olive Branch, with its high quality of life, has been recognized by Money Magazine and CNN/Money as one of the best places to live in the United States. Goodman Road (Hwy. 302) is the primary commercial corridor stretching east to west across Desoto County and **The Bridges of Camp Creek** serves the needs of shoppers and diners from a wide area of north Mississippi and west Tennessee. Additionally, the new I-69 interstate highway extending from Mexico to Canada is routed through this part of Desoto County. Retailers, service businesses and restaurants in this underserved growth area include **Kroger, CVS, Walgreens, Home Depot Wal-Mart, Lowe's, O'Charley's, Chili's, Wendy's, Krystal, Buffalo Wild Wings, Chick Fil A, Freddy's Frozen Custard & Steakburgers, Abbay's, Dollar Tree, Autozone, Petco, Target, Ross, Michaels, Homegoods, Academy Sports + Outdoors, Hobby Lobby, and Five Below.**

The trade area surrounding **The Bridges of Camp Creek** boasts the highest household incomes in Desoto County with new subdivision development continuing to accelerate throughout the trade area. Goodman Road (Hwy. 302) averages over 30,000 vehicles per day and is the major East/West traffic arterial across Desoto County. Highway 78 averages over 34,000 vehicles per day. **The Desoto County public school system (DCS) is the fastest growing public school system in State of Mississippi and is also the largest public school system with 41 schools and a total enrollment of over 30,000 students and 3,600 teachers and staff.** Olive Branch has four golf courses in the city limits. Snowden Grove Park (4.3 miles west on the east side of Getwell Road), is a state-of-the-art multi-sport complex that includes a 7 field soccer field complex with games year-round, tennis complex with 8 courts that hosts matches and tournaments year-round, a 25 field baseball complex that hosts area baseball and softball leagues, multiple national little league tournaments (including Dizzy Dean, NABF and USSSA World Series events), 10+ concerts per year in the 12,000 person capacity **Bankplus Amphitheater** and seasonal festivals. Desoto County continues to be a magnet for tremendous new private industry development that drives employment growth and new housing subdivision developments throughout the trade area that is home to the cities of Southaven, Horn Lake, Olive Branch, Hernando, and is also part of the dynamic greater Northern Mississippi trade area and the Memphis MSA. Malco Cinema recently opened a state-of-the-art twelve screen movie theater just 2 miles west of **The Bridges of Camp Creek**, and Amazon has also opened a 1 million square foot Amazon Fulfillment Center in Olive Branch just 4 miles east of **The Bridges of Camp Creek**.



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