

Desoto Commons

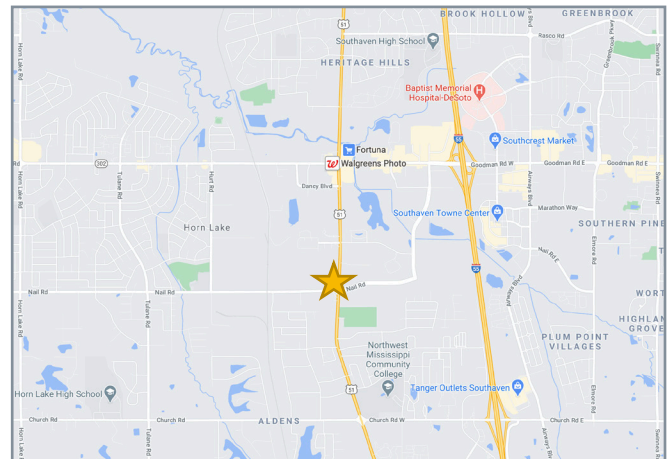
1426 Nail Rd. & 6040 - 6120 Hwy 51
Horn Lake, MS 38637

FOR LEASE



PROPERTY HIGHLIGHTS

- ◇ Mixed Use development located on the corner of Nail Road and Hwy 51
- ◇ Provides for great visibility and multiple points of access at a signalized intersection
- ◇ Brand new BP gas station to be constructed on the hard corner
- ◇ Availabilities:
 - » Outparcel: 4,104 SF (former bank)
 - » 1,500 - 8,280 SF
- ◇ LEASE RATE: \$10 NNN + \$6 OPEX



| DEMOGRAPHICS | 1 MI | 3 MI | 5 MI |
|----------------|----------|----------|----------|
| Population | 4,185 | 55,308 | 93,376 |
| Households | 1,595 | 20,669 | 36,707 |
| Avg. HH Income | \$55,561 | \$65,186 | \$68,424 |

TRAFFIC COUNTS: Hwy. 51 20,087 VPD
Nail Rd. 12,476 VPD

FOR MORE INFORMATION:

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GILL
PROPERTIES

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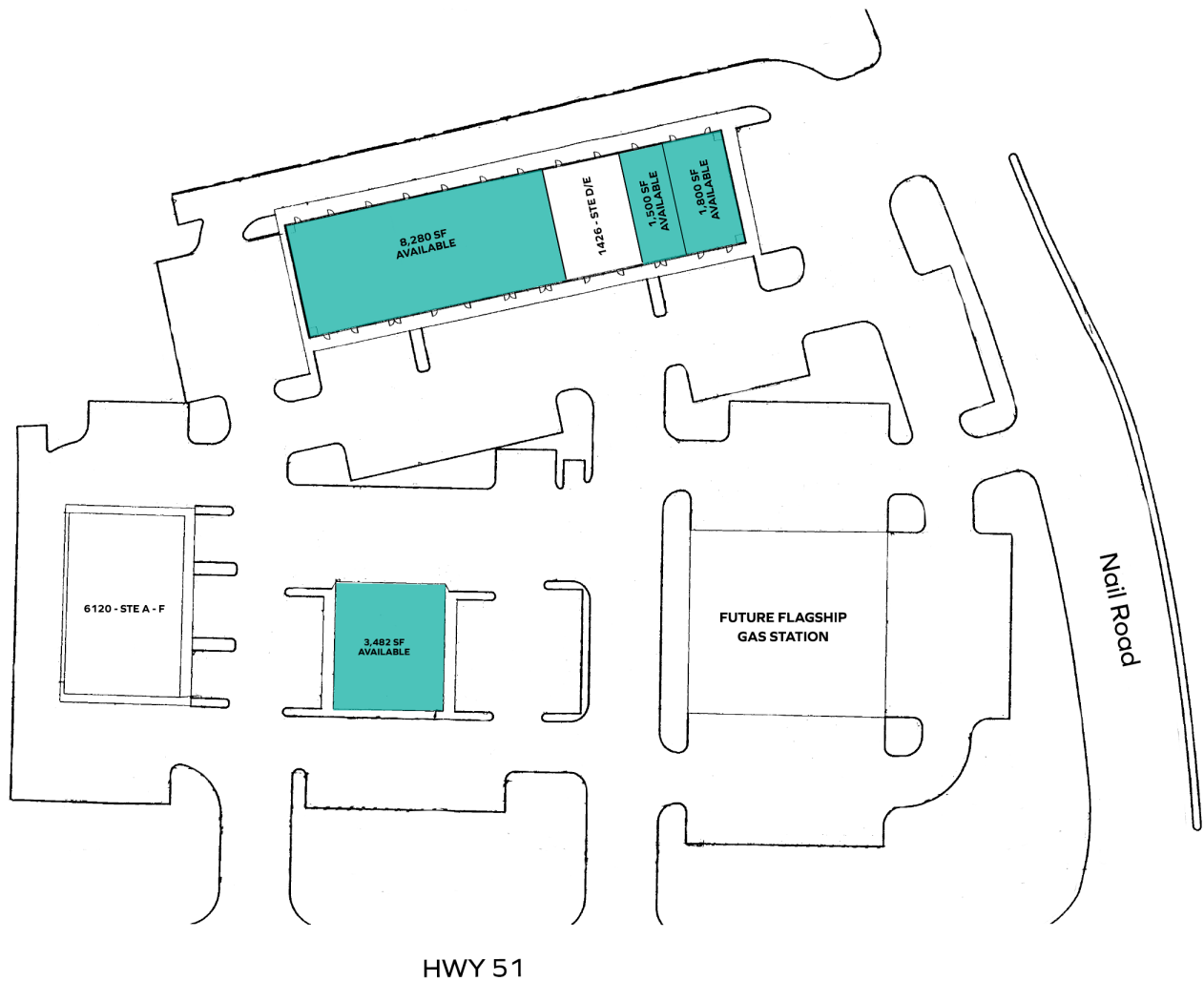
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| | | | | |
|----------------|-----------|-----------|------------------|---------------------|
| 1426 - STE A | AVAILABLE | 1,800 SF | 6120 - STE A - F | Horn Lake Nutrition |
| 1426 - STE B/C | AVAILABLE | 1,500 SF | 6040 - Outparcel | AVAILABLE 3,482 SF |
| 1426 - STE D/E | | Primerica | | |
| 1426 - STE F | AVAILABLE | 8,280 SF | | |