

HIGH VISIBILITY CORNER FOR SALE



150 E NORTHSIDE DR

Clinton, MS 39056

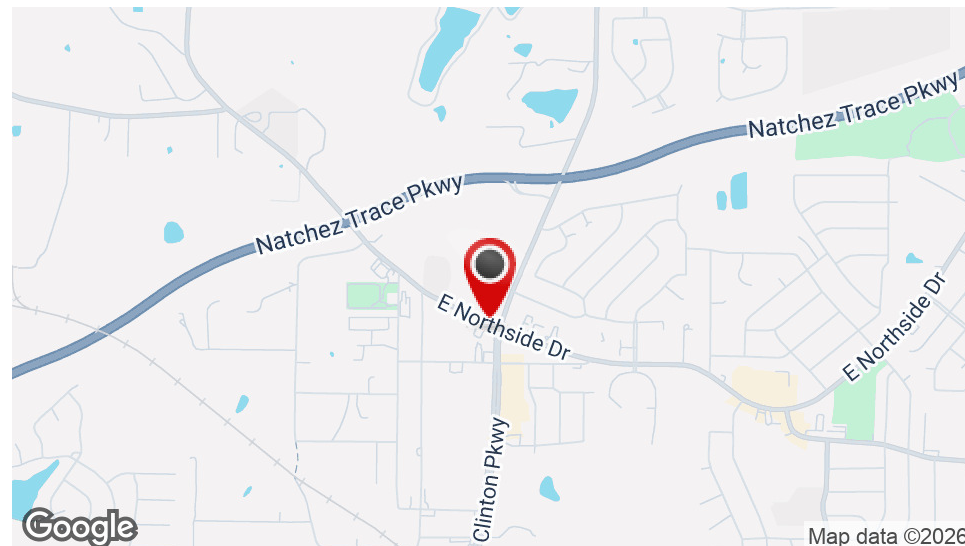
JOHN MICHAEL HOLTMAAN

Principal
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CONCORD
COMPANIES

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OFFERING SUMMARY

Sale Price	negotiable
Building Size:	1,355 SF
Lot Size:	9,421 SF

PROPERTY OVERVIEW

The property occupies a highly visible corner at the signalized intersection of **E Northside Drive and Clinton Parkway**, benefiting from a combined traffic count of approximately **21,000 vehicles per day**. Positioned on the breakfast side of the road for commuters traveling toward **Mississippi College**, the site captures strong morning traffic generated by students, faculty, and local residents. Its central location within Clinton provides excellent visibility and exposure to one of the city's primary commercial corridors, making it well-positioned to serve both the surrounding residential population and the daytime traffic.

LOCATION SUMMARY

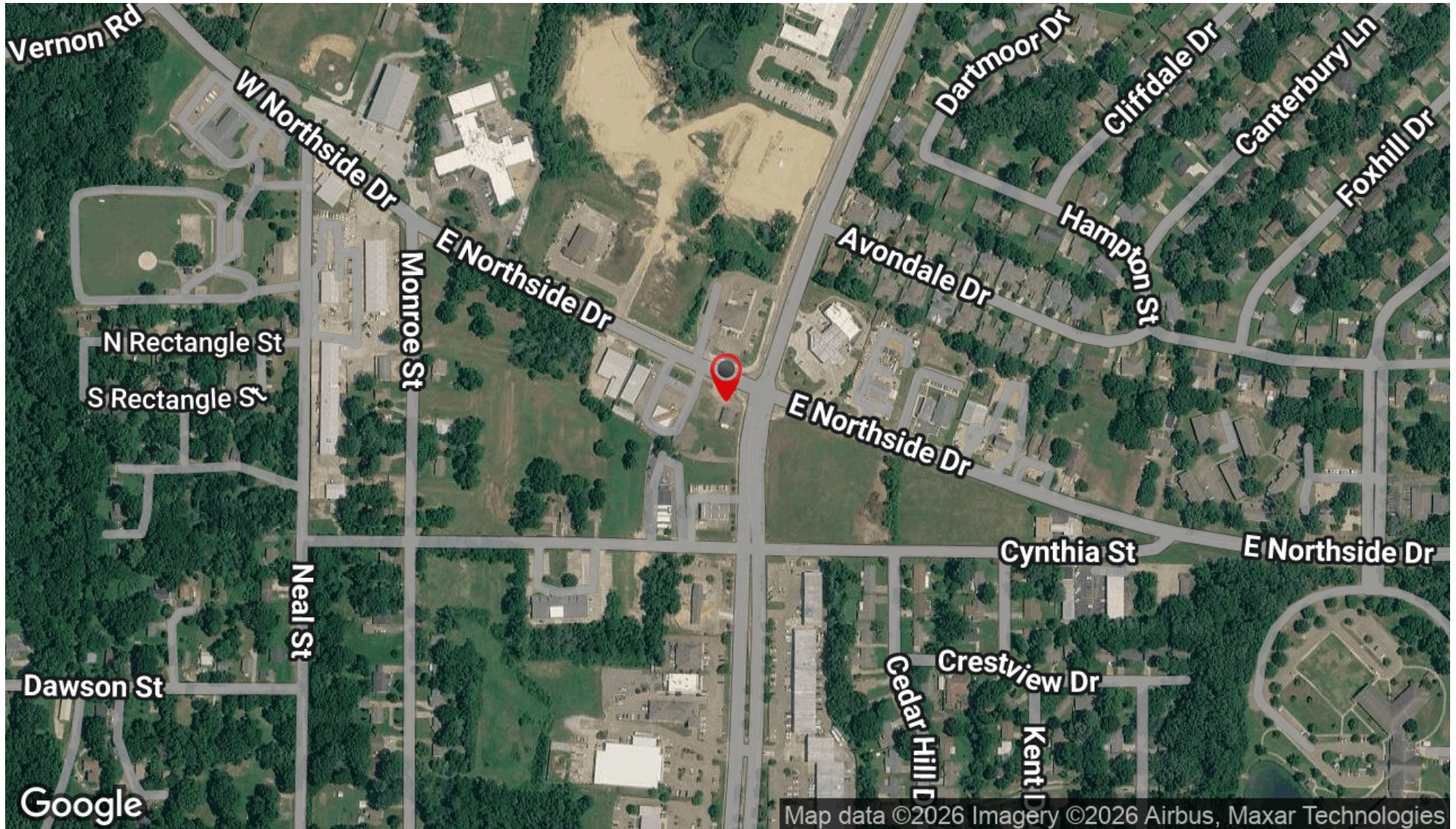
- Signalized hard corner at the intersection of **E Northside Drive and Clinton Parkway**
- Combined traffic count of approximately **21,000 vehicles per day**
- Positioned on the **breakfast side of the road** for commuters traveling toward **Mississippi College**
- Surrounded by established residential neighborhoods, schools, and retail amenities
- Opposite one of the nation's highest-performing Exxon stations, generating approximately **37,000 customer visits per month** (ranked **#53 among all Exxon locations nationwide**)

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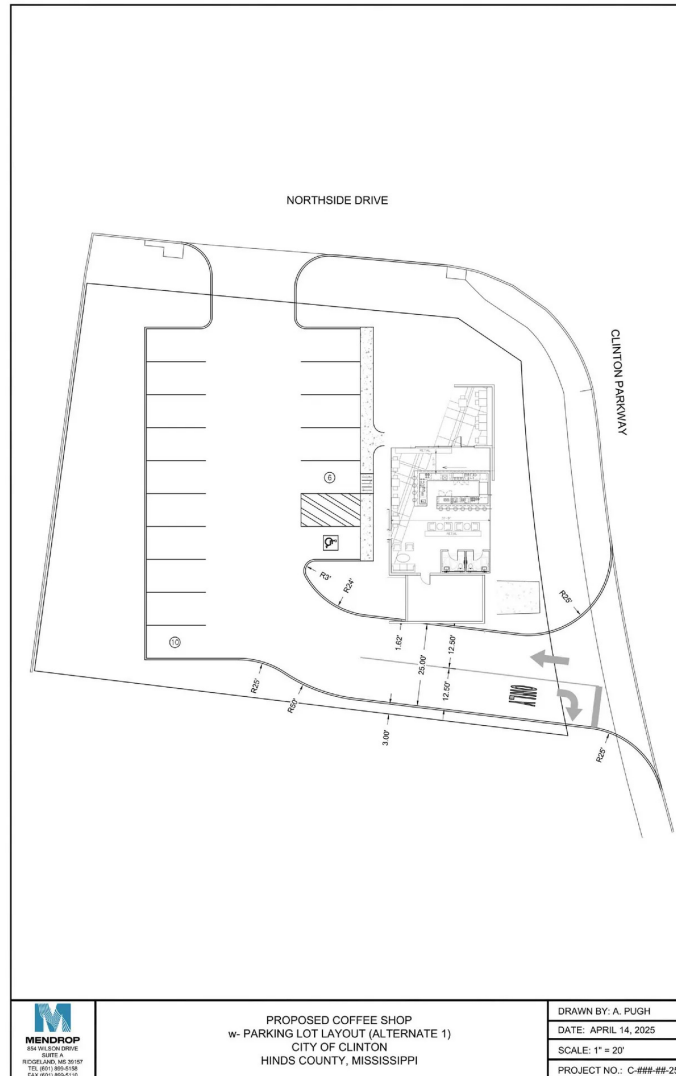
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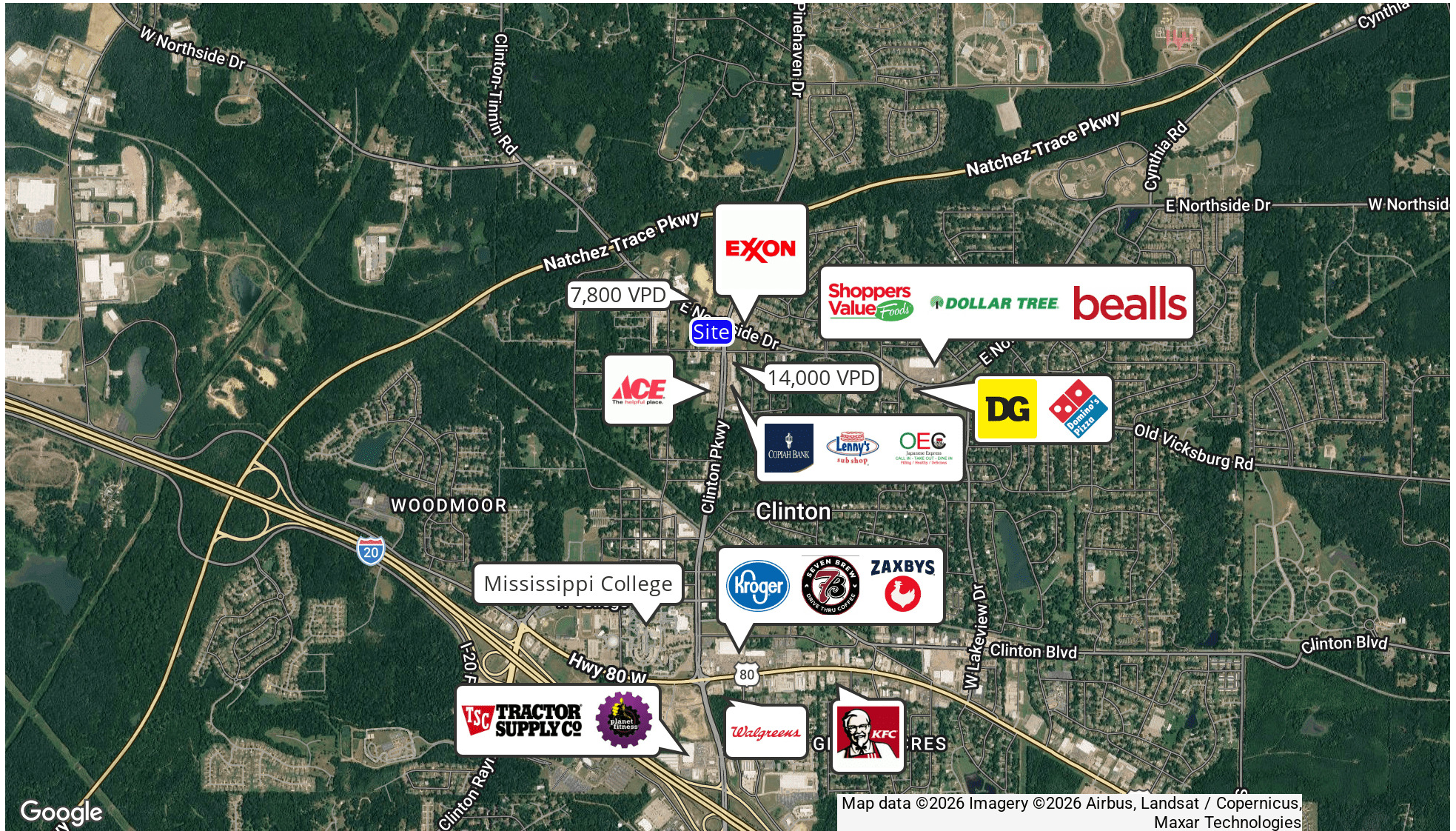
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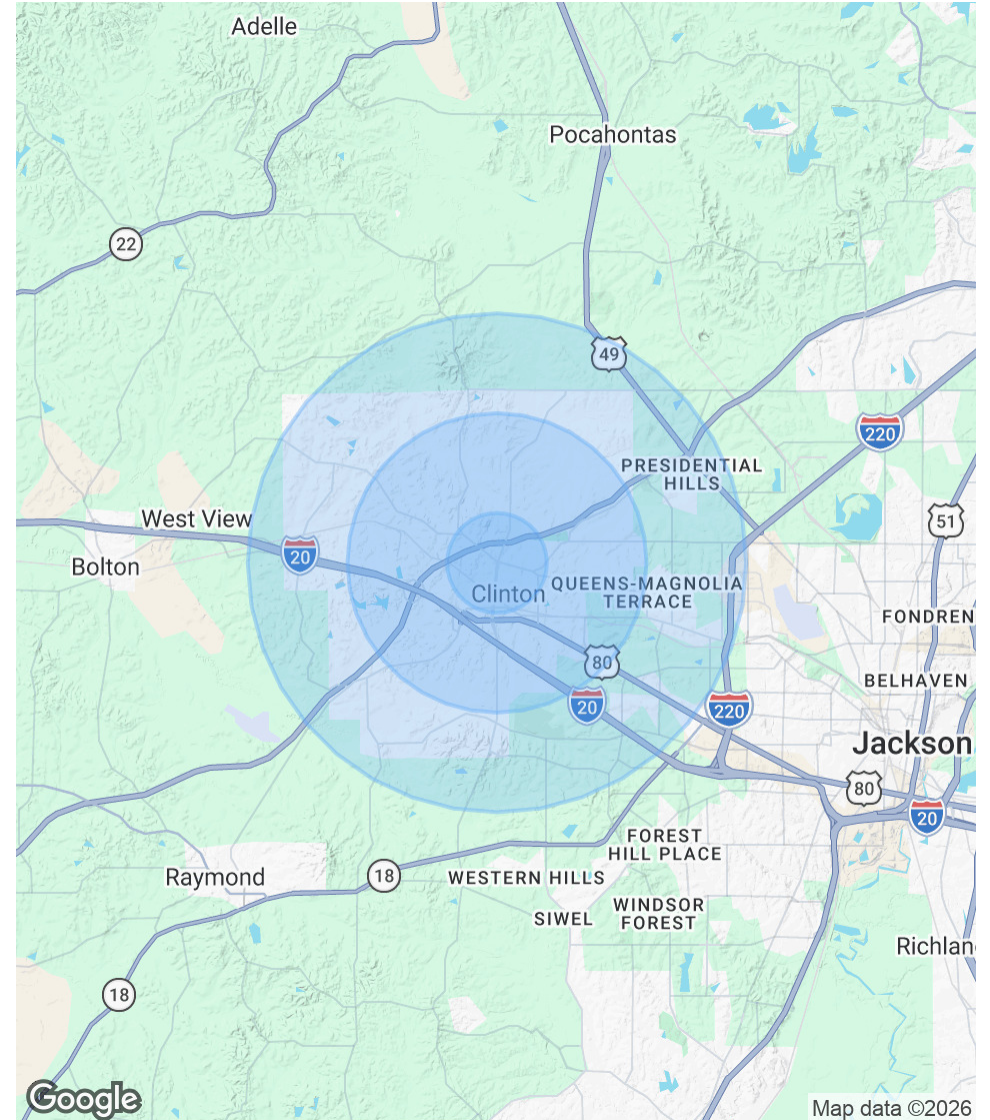
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,718	26,406	41,321
Average Age	40	39	40
Average Age (Male)	37	37	38
Average Age (Female)	41	40	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,629	9,945	16,152
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$81,819	\$82,208	\$72,623
Average House Value	\$243,486	\$233,165	\$202,350

2020 American Community Survey (ACS)



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