

# PRIME GOODMAN ROAD FRONTAGE

7,000 SF | Freestanding Retail Building

**6830 Goodman Rd.**

**Olive Branch, MS 38654**

# AVAILABLE

**GILL**  
PROPERTIES

6815 Poplar Ave., Suite 110  
Germantown, TN 38138  
(901) 758-1100

**FOR MORE INFORMATION:**



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# PROPERTY FEATURES



6830 Goodman Rd.  
Olive Branch, MS 38654



Freestanding  
7,000 SF | .97 AC



Pylon Signage



25 Surface Spaces



Zoned: Commercial



High Traffic Area &  
Great Area  
Demographics



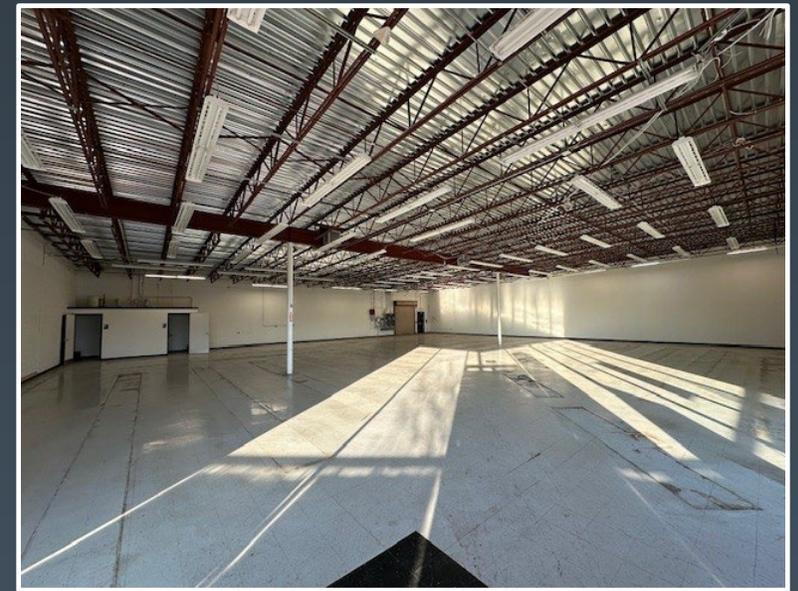
**TRADE AREA:** Memphis, TN-MS-AR | **Submarket:**  
Desoto County, MS

- ✓ **Growing population** with strong household formation
- ✓ **Above-average incomes** for Mississippi — raising retail spend potential
- ✓ **Strategic location** near Memphis driving logistics, commuting, and retail traffic
- ✓ **Healthy retail sales base** and diverse employment mix

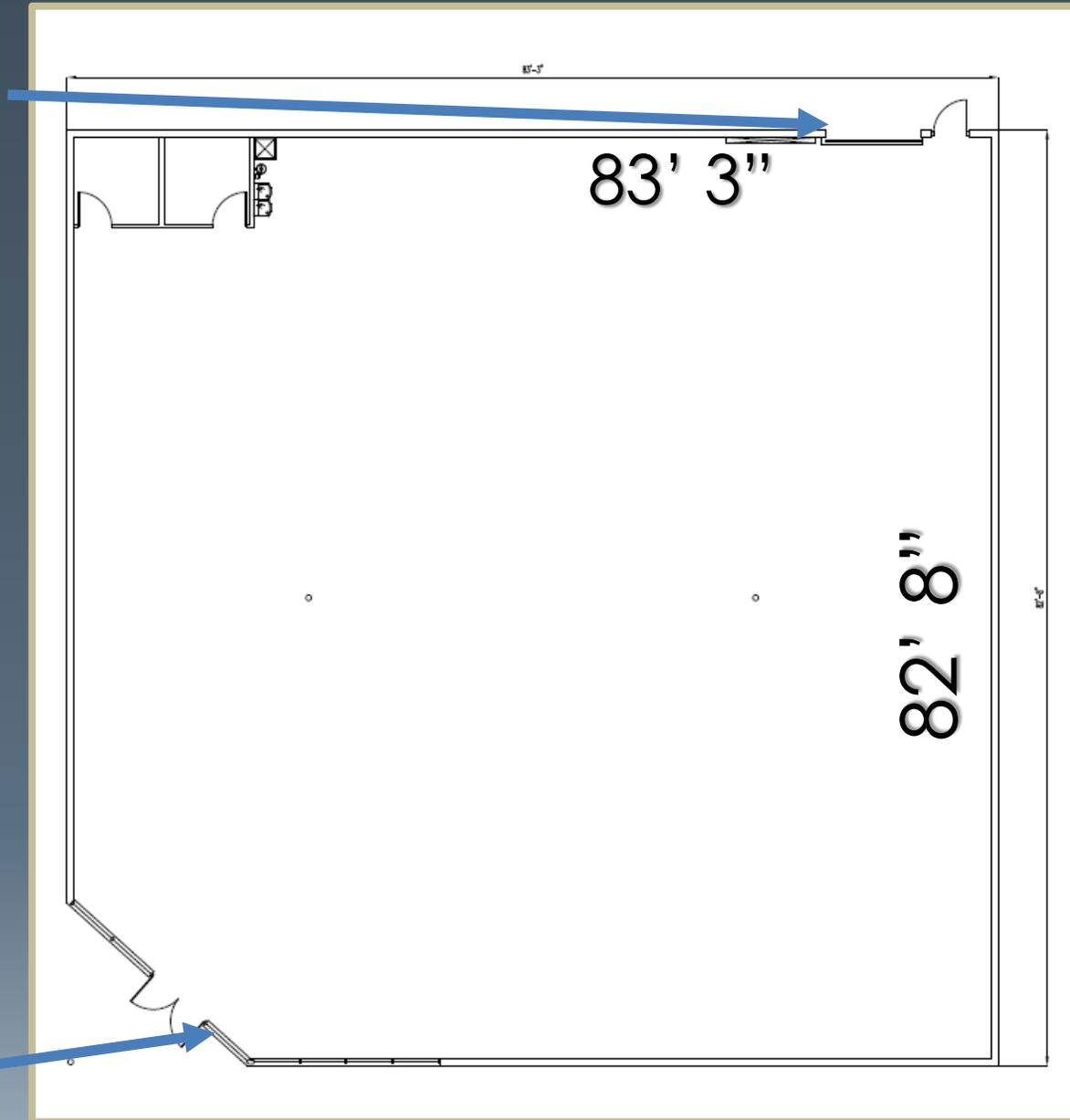


“Olive Branch sits in one of the most affluent and fastest-growing suburban submarkets of the Memphis MSA, with median household incomes approaching \$100,000 and a strong base of owner-occupied housing.”





Rolling  
Dock  
Door



Entrance



# AREA HIGHLIGHTS

## DEMOGRAPHICS



Population

1 Mile

4,656

3 Miles

25,593

5 Miles

89,397



Households

1,701

9,653

33,102



HH Income

\$73,264

\$82,279

\$78,670

## DAILY TRAFFIC

GOODMAN ROAD

37,275+

HWY 302

25,016+

US 78

30,165+

CRAFT RD

13,000+



**GILL**  
PROPERTIES

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