



Gordon
Brothers[®]

AVAILABLE SUB-LEASE

6830 Goodman Rd. | Olive Branch, MS 38654



PRIME GOODMAN ROAD FRONTAGE

7,000 SF | Freestanding Retail Building

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



25 Surface Spaces



Zoned: Commercial



\$18 PSF Sublease Expires: 09/2031

*Option to Purchase or Re-lease at Sublease Expiration *Rent Ask is Below Market



Pylon Signage



High Traffic Area &
Great Area
Demographics

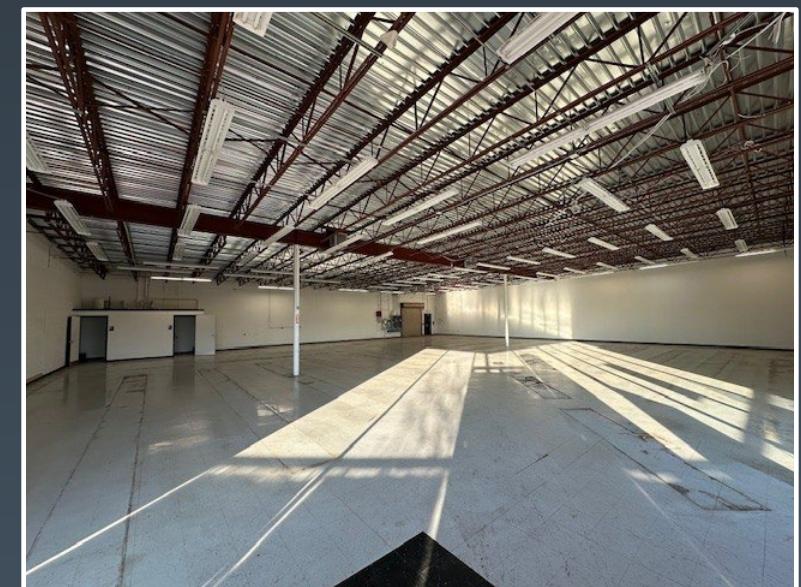
TRADE AREA: Memphis, TN-MS-AR | **Submarket:** Desoto County, MS

- ✓ **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.”

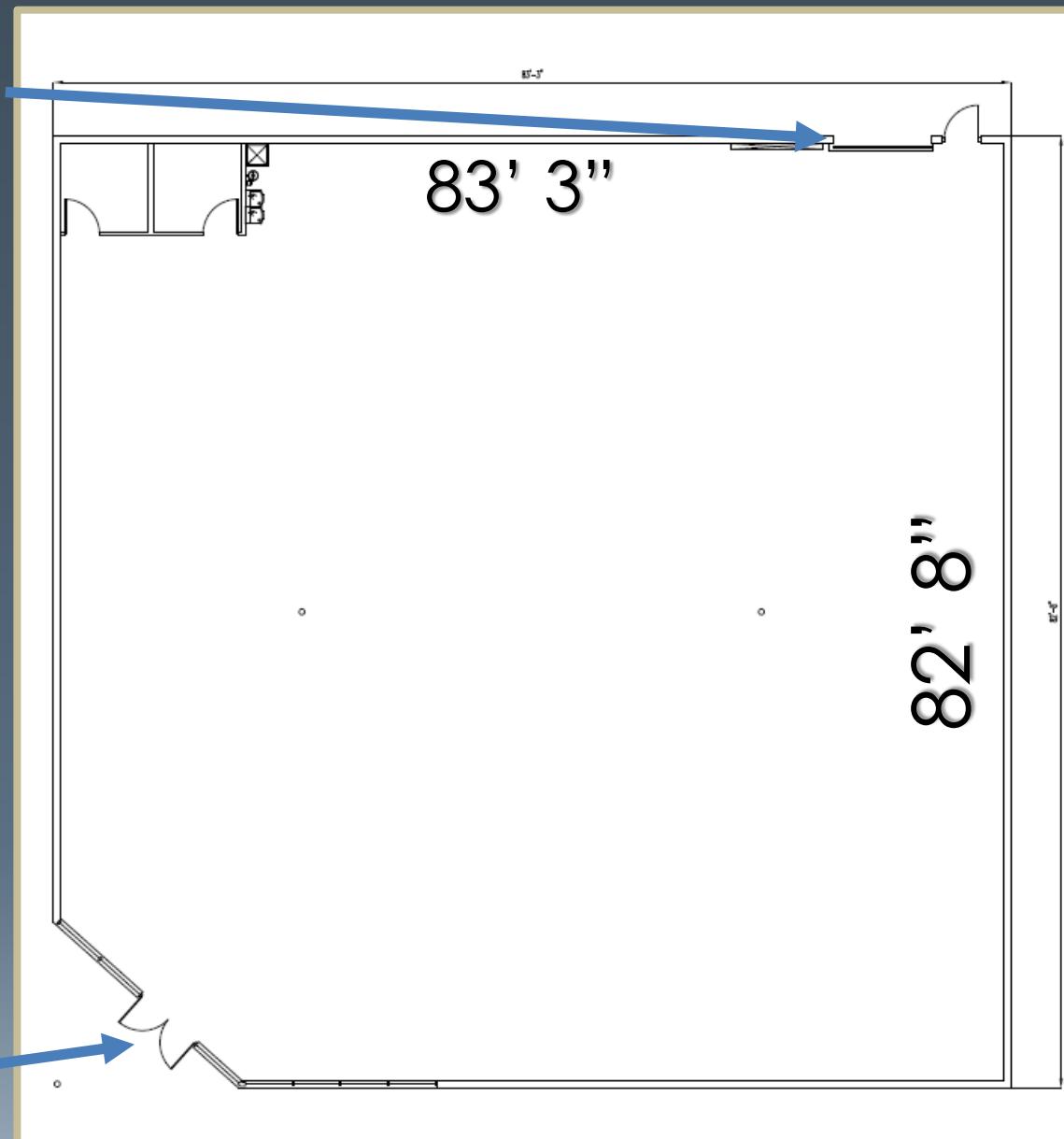




Rolling Dock Door

BUILDING

Entrance



AREA HIGHLIGHTS

DEMOGRAPHICS



1 Mile 3 Miles 5 Miles

Population	4,656	25,593	89,397
Households	1,701	9,653	33,102
HH Income	\$73,264	\$82,279	\$78,670



CHURCH RD

DAILY TRAFFIC

GOODMAN ROAD	37,275+
HWY 302	25,016+
US 78	30,165+
CRAFT RD	13,000+



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