

INDUSTRIAL PROPERTY FOR SALE

127 EAST 43 CIRCLE

127 EAST 43 CIRCLE PELAHATCHIE, MS 39145



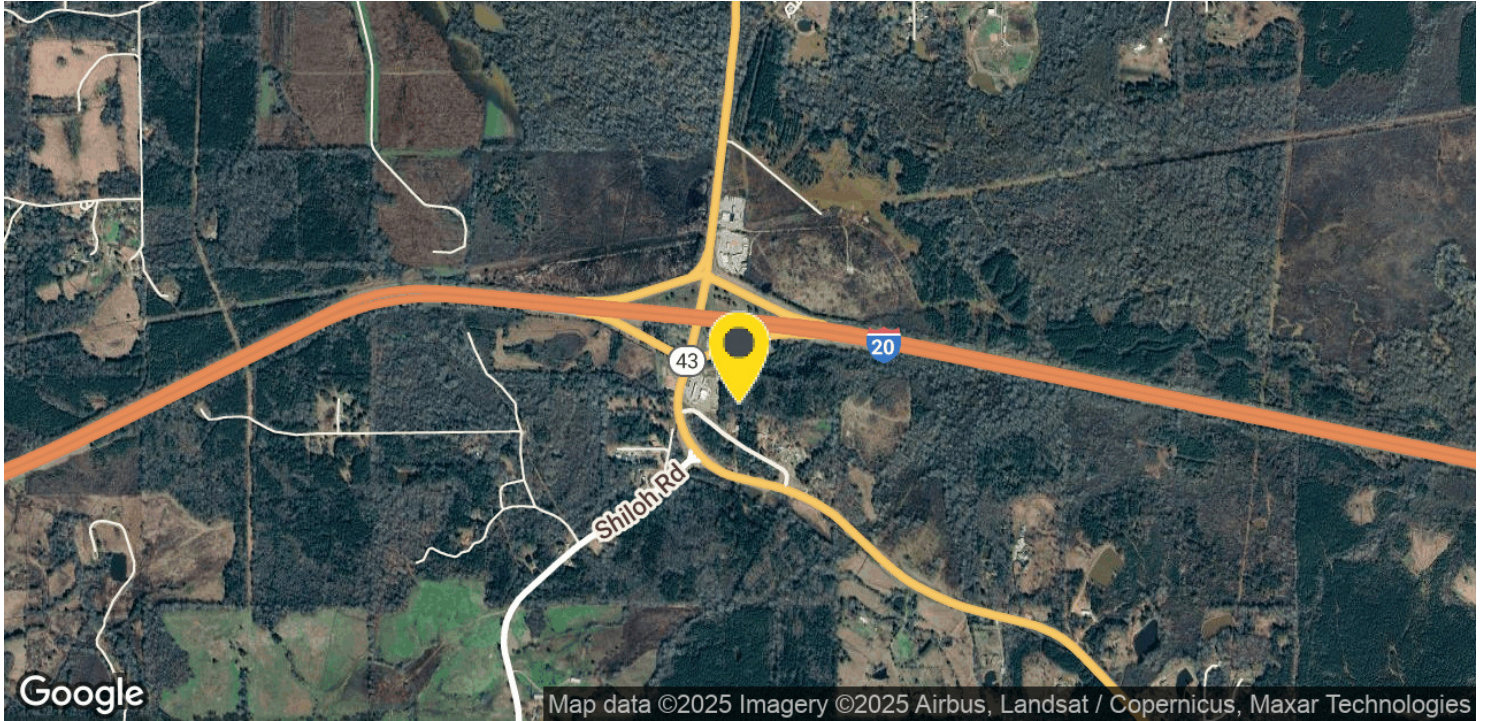
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SPEED COMMERCIAL REAL ESTATE

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LOCATION DESCRIPTION

Nestled in the heart of Pelahatchie, Mississippi, 127 East 43 Circle offers a strategic and serene setting for your next commercial venture. Located just off Highway 43, this property boasts excellent accessibility with close proximity to Interstate 20, approximately 5.5 miles away, providing seamless connectivity to Brandon, Jackson, and the Ross Barnett Reservoir. Situated within the highly regarded Rankin County School District, the location is ideal for businesses or families seeking a peaceful, small-town atmosphere with access to top-tier education and community amenities.

The property is enveloped by the charm of Rankin County's countryside, offering a tranquil environment with gently rolling landscapes and mature timber. Nearby points of interest include Roosevelt State Park and Yogi on the Lake, perfect for outdoor enthusiasts, while local conveniences such as King's Corner Grocery, Patrick's Produce, and dining options like Burgers Blues Barbecue are just minutes away. With its blend of rural allure and urban accessibility, 127 East 43 Circle presents an exceptional opportunity for development in a thriving area of Pelahatchie.

PROPERTY HIGHLIGHTS

- - 8,000 SF industrial/flex building
- - Single unit designed for diverse applications
- - Constructed in 1972, fully renovated in 2025
- - Situated on 5.68 acres of prime land
- - Zoned C-3 for adaptable commercial purposes
- - Two 16' x 14' drive-in bays
- - Updated plumbing supporting two restrooms & break area
- - Flexible office space configuration
- - 7-year-old roof
- - New glass front entrance

OFFERING SUMMARY

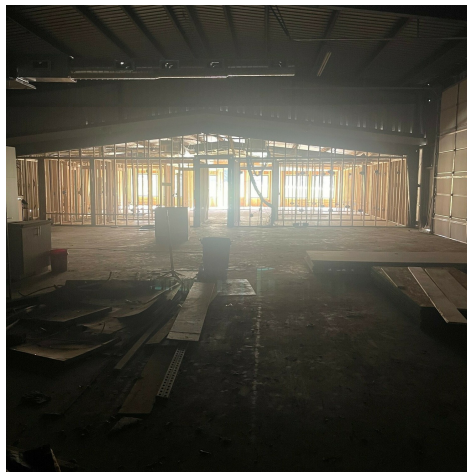
Sale Price:	\$625,000
Number of Units:	1
Lot Size:	5.68 Acres
Building Size:	8,000 SF

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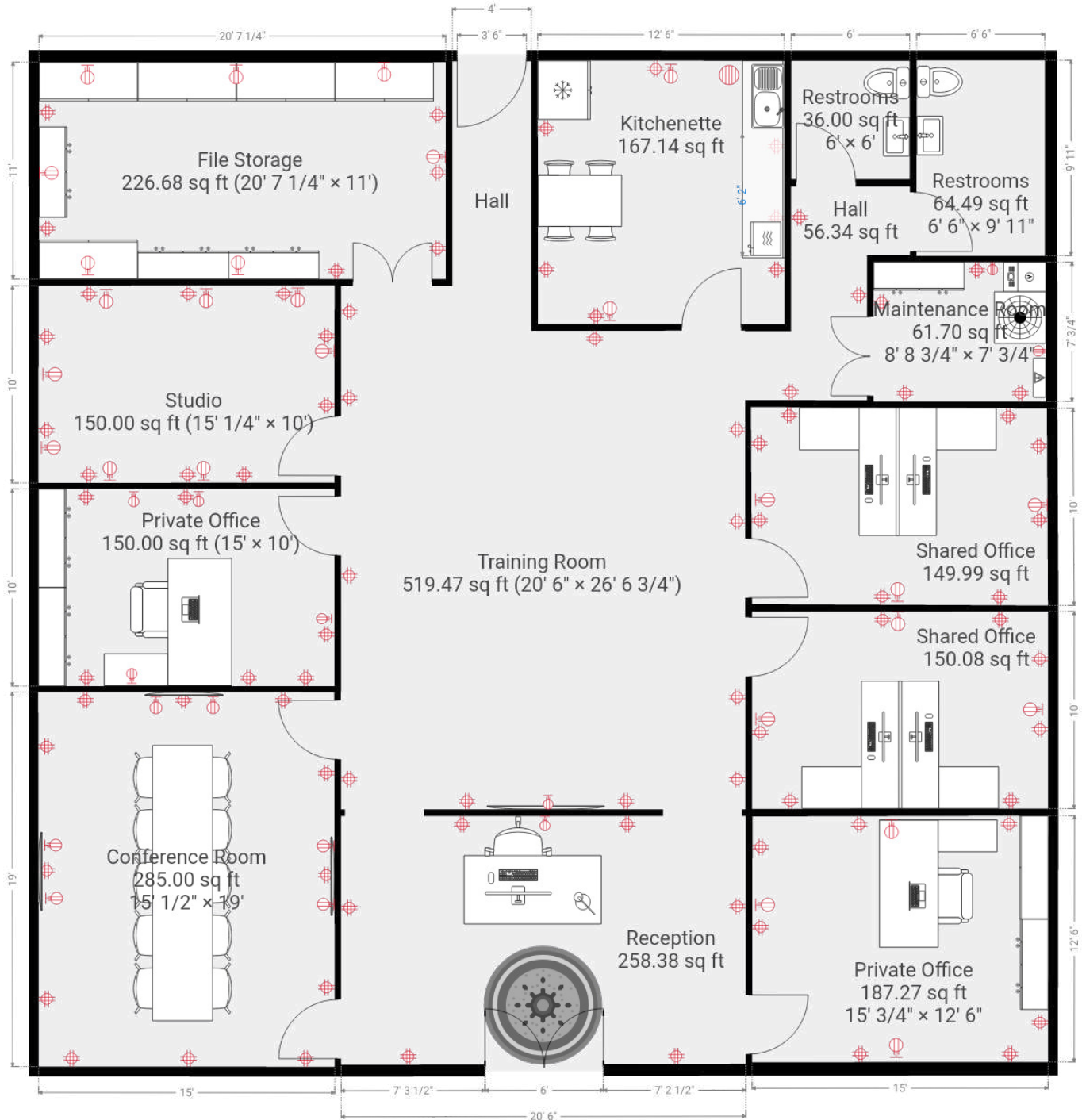
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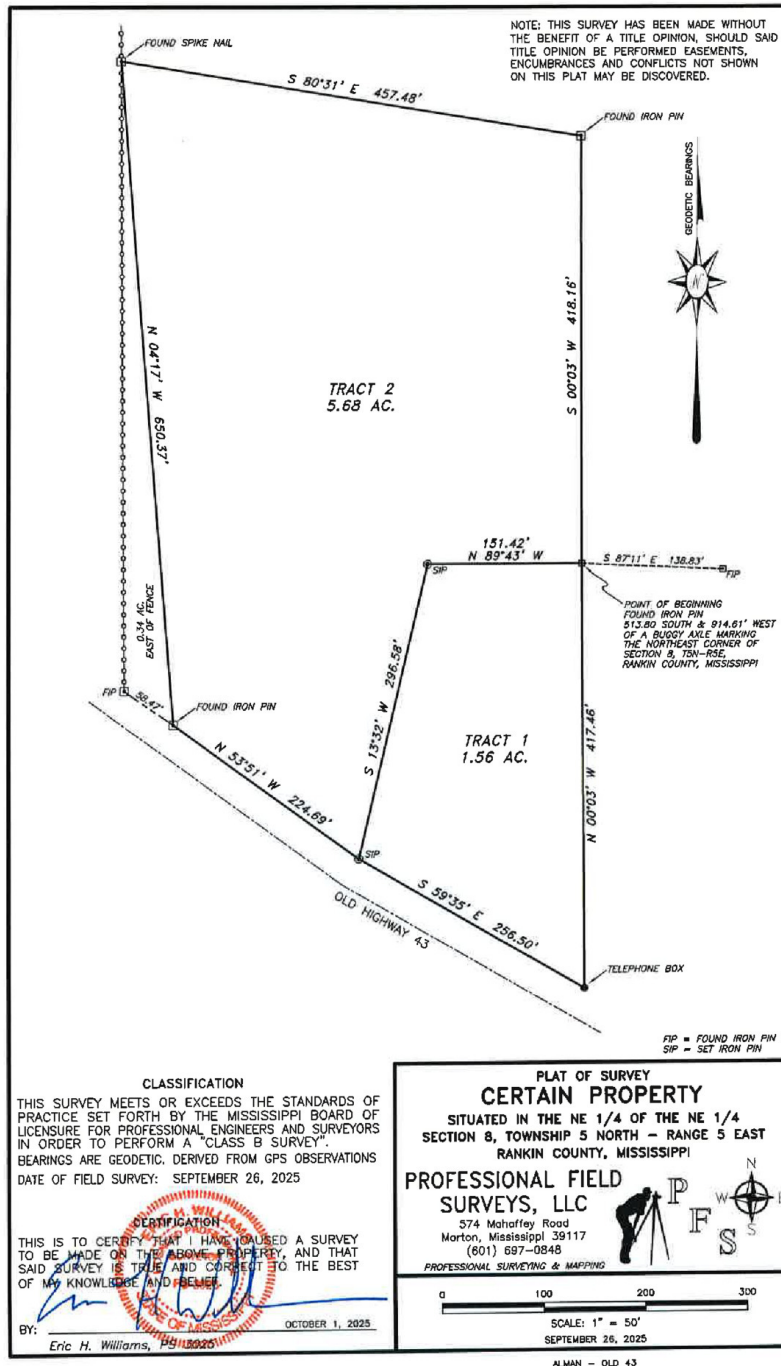
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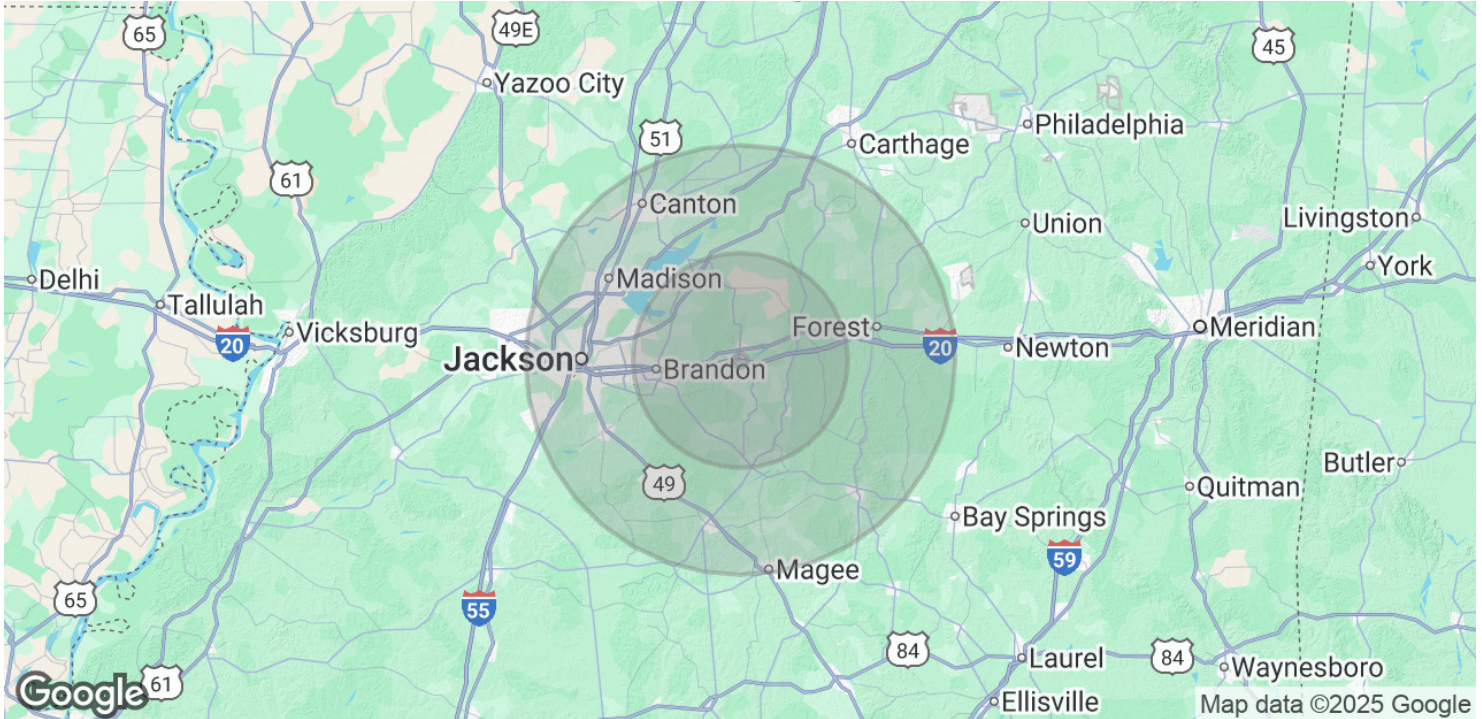


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POPULATION	1 MILE	15 MILES	30 MILES
Total Population	140	91,684	416,097
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	1 MILE	15 MILES	30 MILES
Total Households	52	34,942	165,103
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$82,153	\$102,432	\$89,018
Average House Value	\$280,754	\$276,572	\$250,111

Demographics data derived from AlphaMap

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