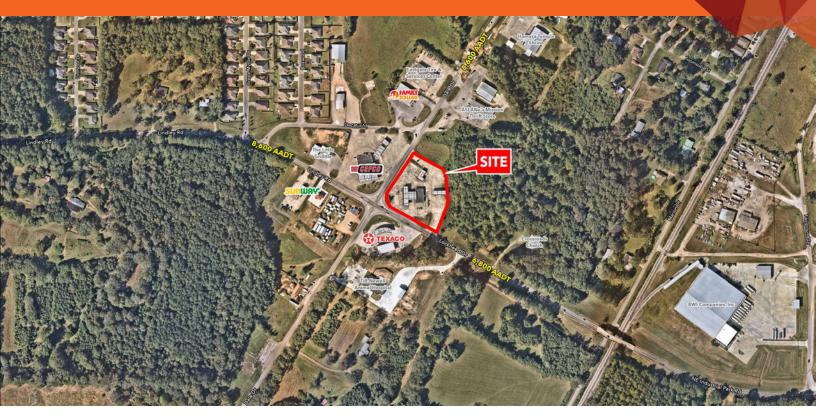
# FORMER CONVENIENCE STORE

# **FOR LEASE**

5200 DALE DRIVE, MARION , MS 39301



#### **LOCATION DESCRIPTION**

Just minutes from downtown Meridian, MS. With seamless access to major roadways, the area provides excellent connectivity and accessibility, making it an enticing location for tenants seeking a dynamic and vibrant work environment.

#### **PROPERTY HIGHLIGHTS**

- Former Convenience Store
- 3,199SF freestanding building situated on 1.14 AC
- Superior visibility from Dale Drive which sees 8,600 vehicles per day
- Convenient ingress & egress
- Call for more information



<b>EMOGRAPHICS</b>	1 MILE	3 MILES	5 MILES
POPULATION	995	11,634	31,842
DAYTIME POPULATION	940	13,427	42,526
HOUSEHOLDS	400	5,079	13,668
AVERAGE HH INCOME	\$95,521	\$97,556	\$73,421



#### **KATHY DENNIS, CCIM**

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### FORMER CONVENIENCE STORE

5200 DALE DRIVE, MARION , MS 39301

### Soo A A RON è, 3 psc/sp LOCKHEED DRIVE (VARIARIA POPRIE RO. V.) AVAILABLE 3,199 SF 16' SIDE BLD SETBACK S D0700'00" W 348.44 SQ 12 SQ . W 188 Contraction of the second INDUSTRIAL PARK DRIVE 200 AAD 10.0 TEXACO P.0. 46.88 10

**FOR LEASE** 

