

RETAIL PROPERTY FOR LEASE OR SALE



1175 EAST 3RD STREET

Forest, MS 39074

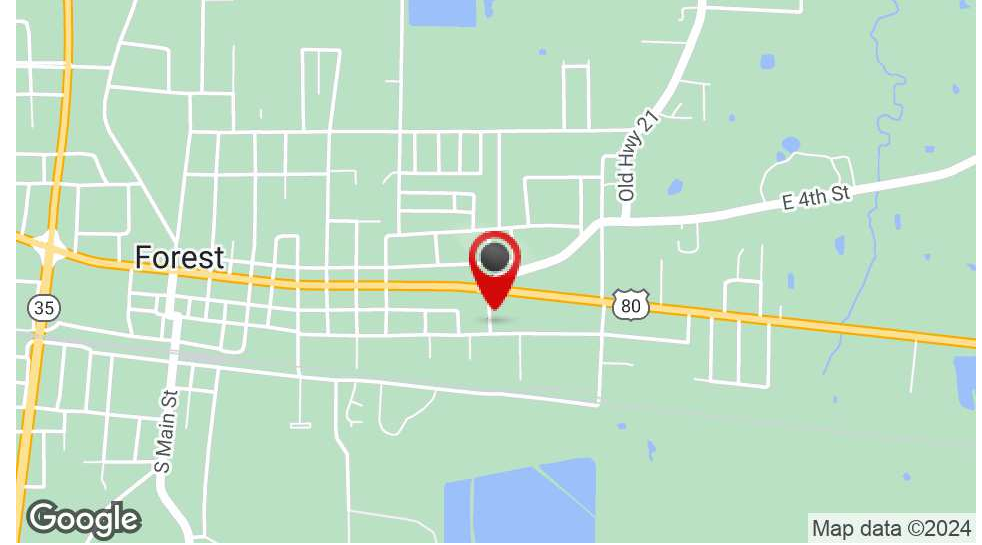
JOHN MICHAEL HOLTMAN

Principal
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CONCORD
COMPANIES

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OFFERING SUMMARY

Lease Rate:	Neogitable
Building Size:	19,700 SF
Available SF:	2,000 - 19,700 SF

PROPERTY OVERVIEW

We are pleased to present for Lease or Sale the 19,700SF former Price Busters Grocery Store Located in Forest, Mississippi. The space can be leased in its' entirety or demised into smaller suites. The Building is positioned on E 3rd Street (U.S. 80), which is one of the two main thoroughfares in town, and experiences a daily traffic count of just under 10,000 vehicles a day. Forest is home to several notable industries: Raytheon Intelligence and Space, a defense contractor, employs 650 people and is located just east of the subject property. Tyson Foods and Koch Foods also call Forest home and employ 2,400 and 2,500 workers respectively. Forest has a strong rural draw, attracting consumers from an approximate 20 mile radius, and being the staple city in East Central Mississippi. Give us a Call Today!

HIGHLIGHTS:

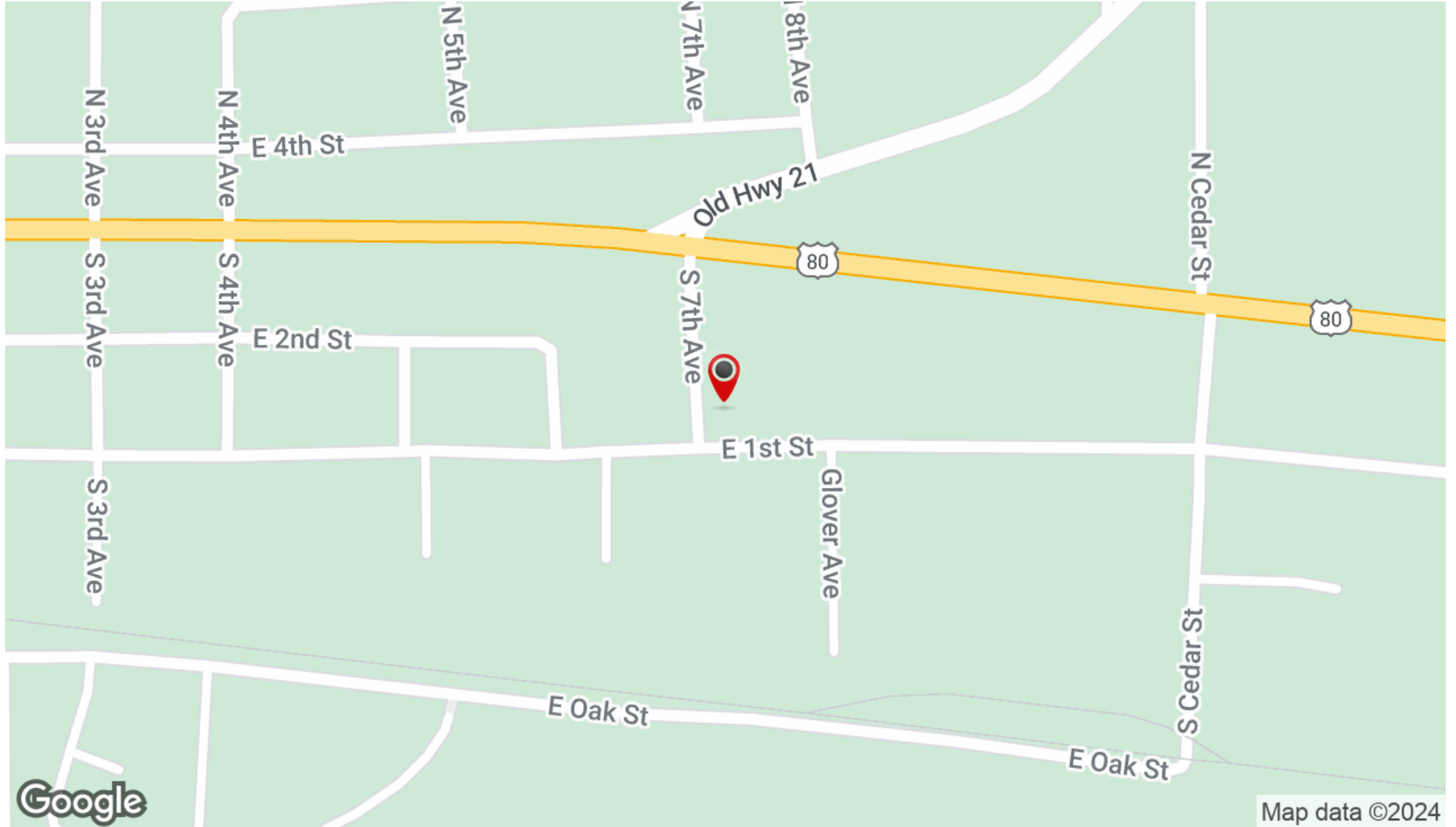
- High Traffic Counts
- Pylon Signage
- Strong Rural Draw

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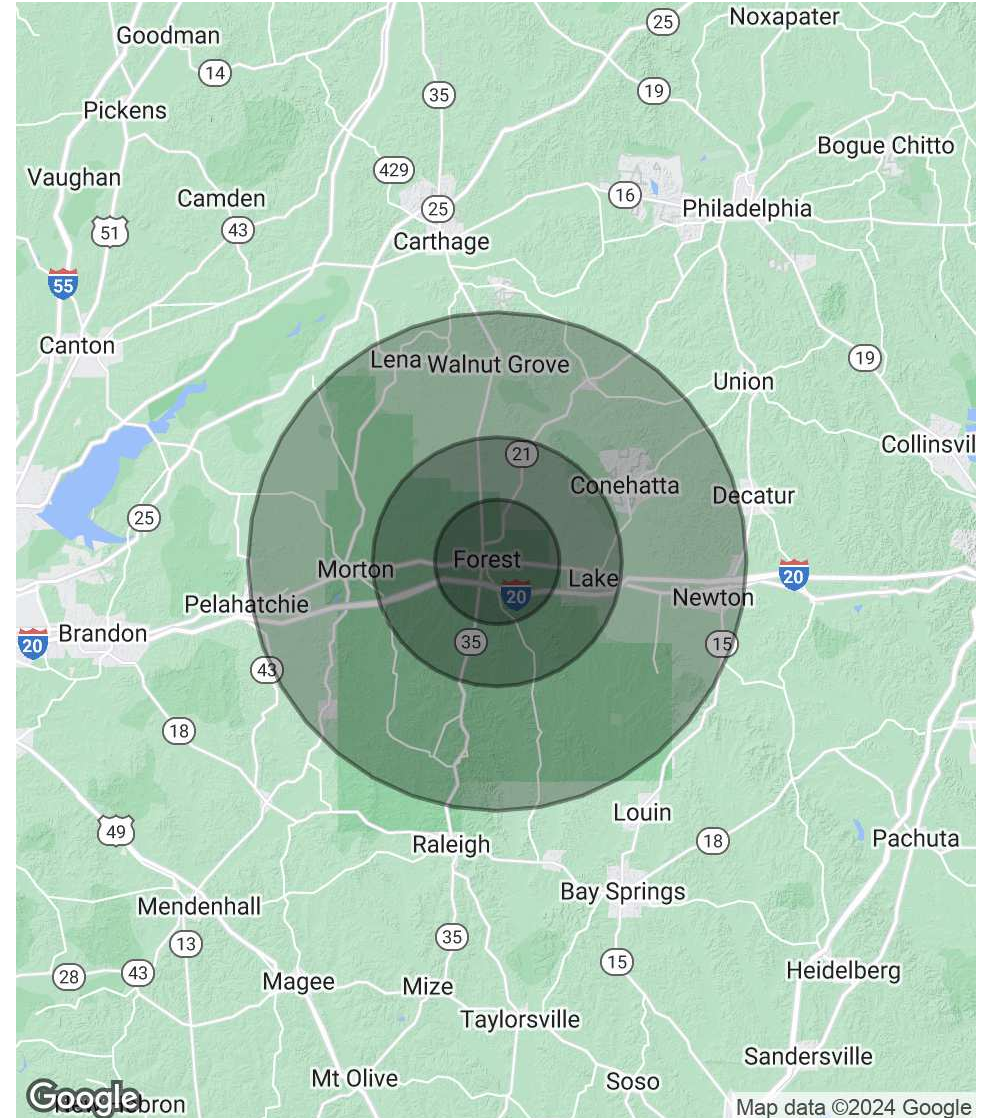
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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	6,998	15,591	46,032
Average Age	36	38	39
Average Age (Male)	34	36	38
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	2,437	5,727	17,308
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$66,022	\$66,229	\$66,742
Average House Value	\$133,961	\$134,232	\$155,039

Demographics data derived from AlphaMap



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