

RETAIL PROPERTY FOR LEASE



1601 5TH AVE

Meridian, MS 39301

JOHN MICHAEL HOLTSMANN

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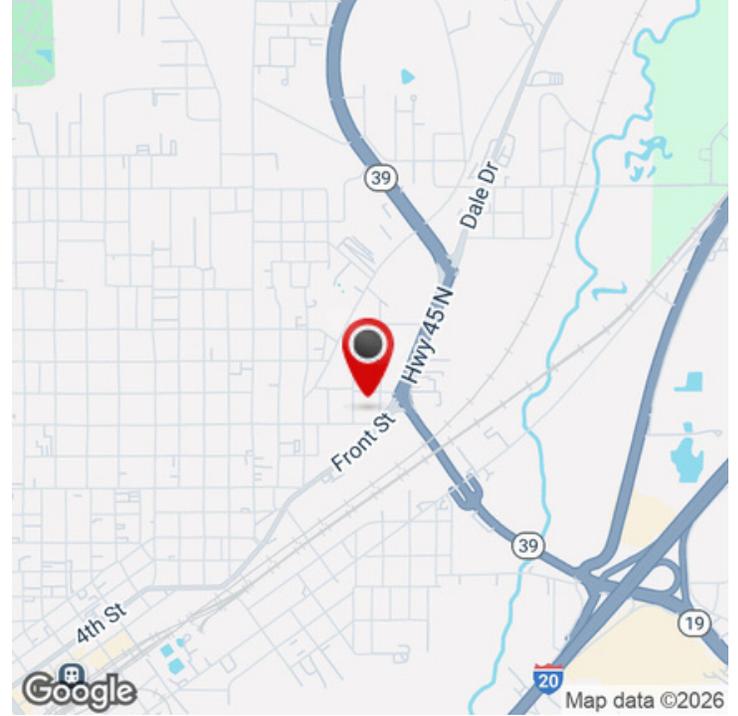


**Gordon
Brothers**[®]

CONCORD
COMPANIES

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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	6,775 SF
Available SF:	6,775 SF
Year Built:	1999
Zoning:	B3

PROPERTY OVERVIEW

Concord Companies is pleased to list for sublease the +/-6,775sf former Advance Auto building located at 1601 5th Ave, Meridian, MS. The building is positioned just off the busiest intersection in town with a combined traffic count of over 40,000 vehicles daily. There are two points of ingress/egress providing access to both Front Street and 5th Avenue. The property lies at a central point between the Walmart Neighborhood Market, Sam's Club, and the Meridian Crossroads Shopping Center. The building features an open layout, roll up door, one office, and men's and women's restrooms. The layout is highly reconfigurable allowing for numerous uses. Give us a call today! (601)-914-0800.

LOCATION OVERVIEW

- Pylon Signage
- Signalized Intersection
- Highest in Market Traffic Counts
- Excellent Visibility

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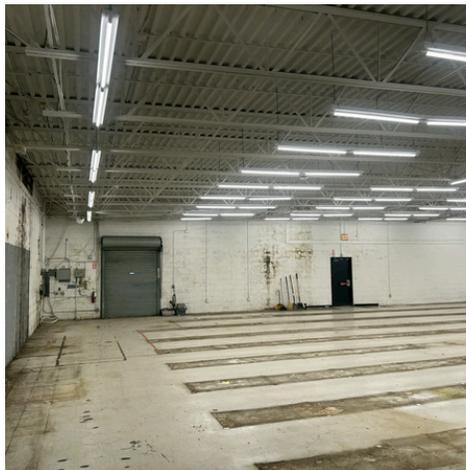
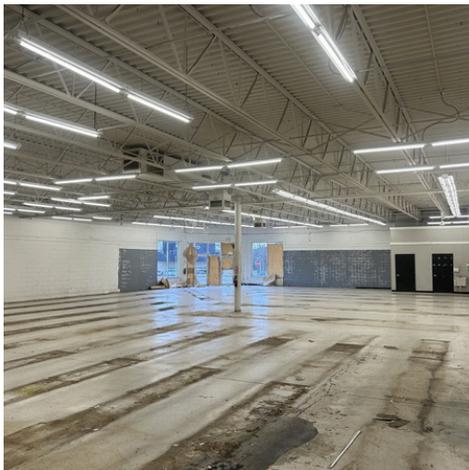
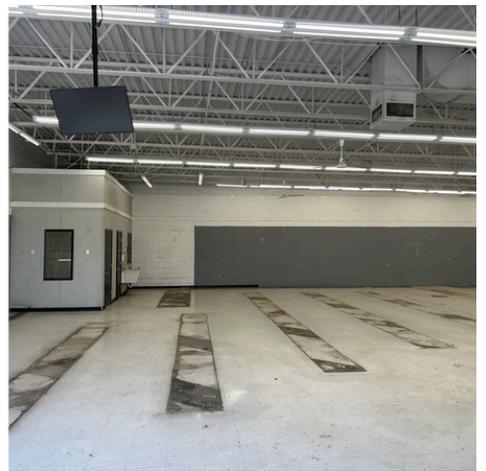
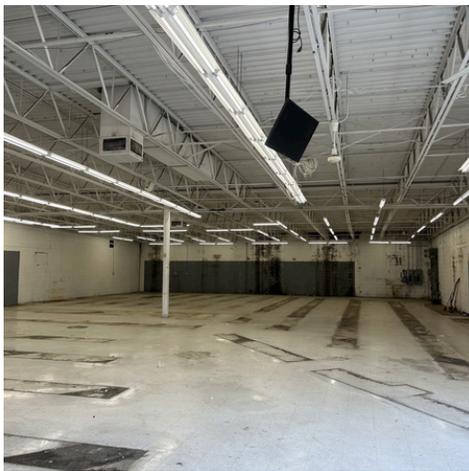


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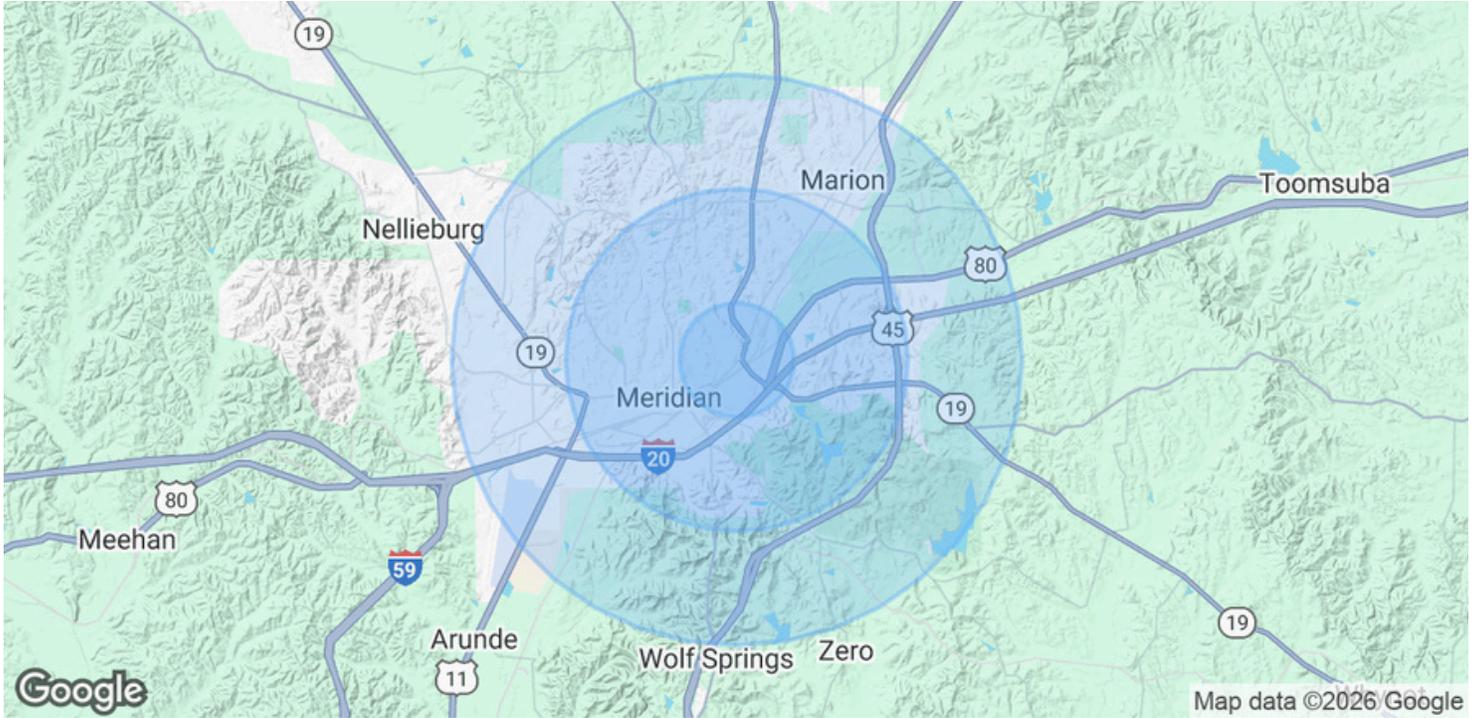
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,881	24,296	35,823
Average Age	37	39	39
Average Age (Male)	35	37	37
Average Age (Female)	38	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,664	10,499	15,329
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$39,456	\$48,800	\$52,646
Average House Value	\$133,602	\$143,274	\$158,761

Demographics data derived from AlphaMap

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