



FOR SUBLEASE

Former Walgreens with Drive-Thru: ±13,650 SF

2896 McDowell Road Extension | Jackson, MS 39204

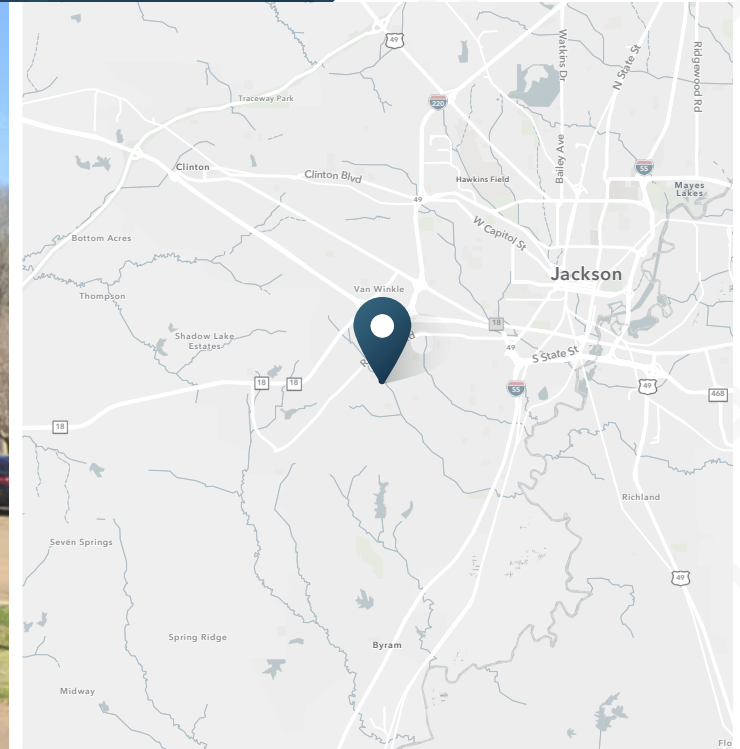


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**FOR SUBLEASE**



13,650 SF

Available

\$8.50 PSF NNN

Rate

10/01/2028

Lease Expiration

## ABOUT THE PROPERTY

- 13,650 SF former Walgreens with drive-thru
- Located at the lighted intersection of Robinson Road and McDowell Road Ext in Jackson, MS.
- All offers are subject to approval by Walgreens Real Estate Committee.

## NEARBY



## CONTACT

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martin.smith@srsre.com

## TRAFFIC COUNTS

I-20, N of Site

83,000 VPD

I-20/I-55, E of Site

117,000 VPD

MS-18, NW of Site

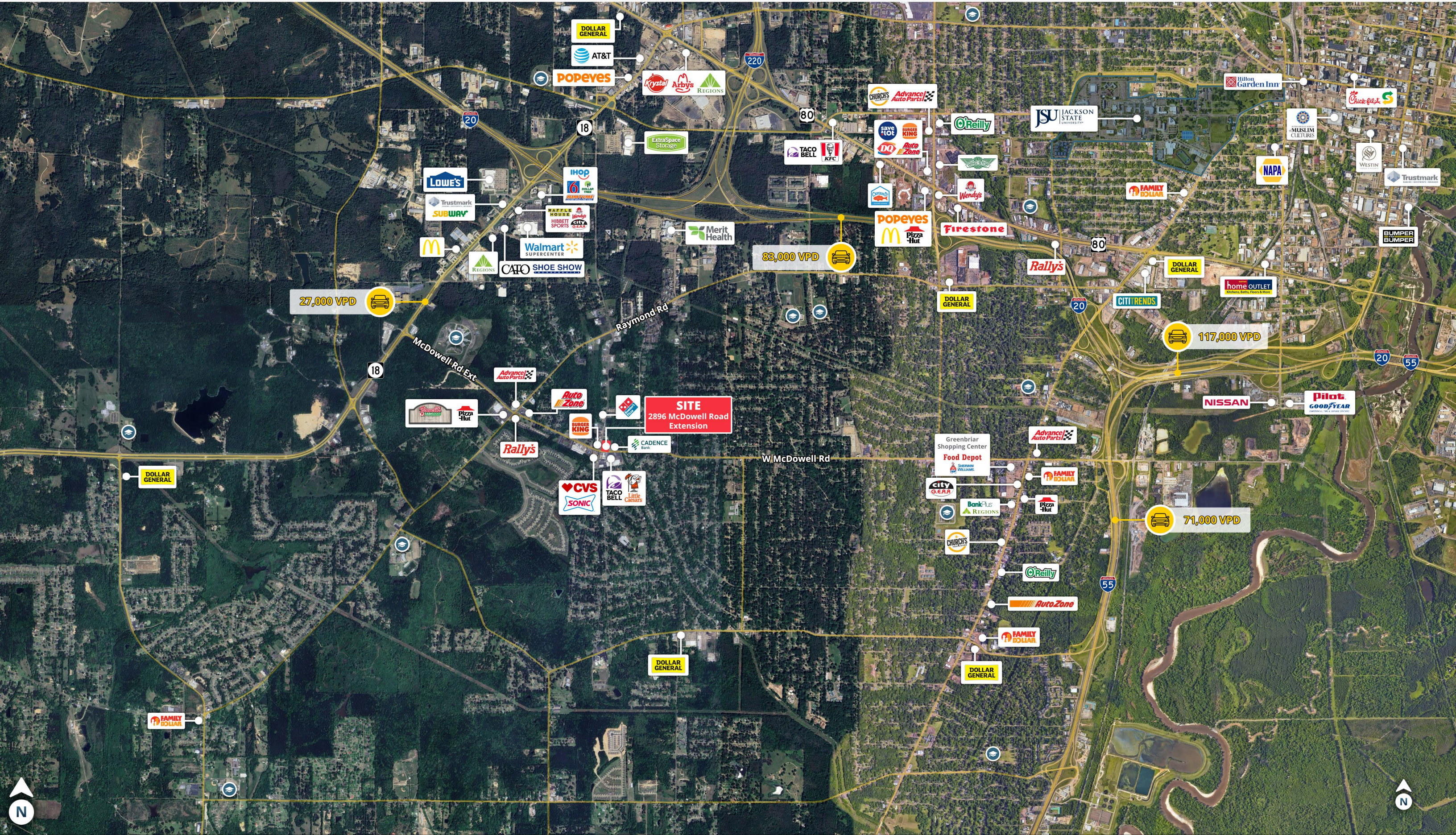
27,000 VPD

Raymond Road, W of Site

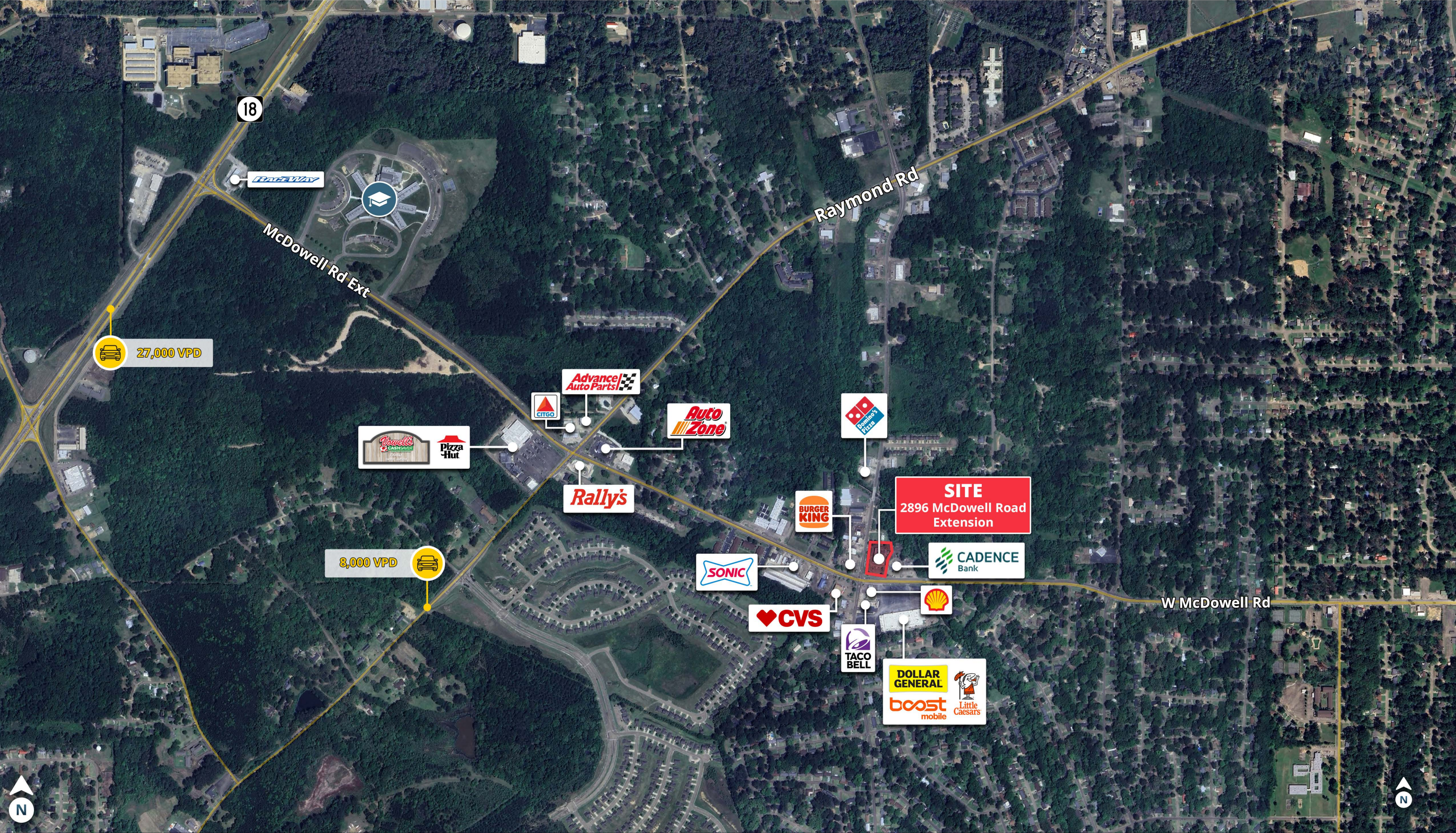
8,000 VPD

Year: 2023 | Source: MDOT











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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

7,617	4,746	\$69,675	3,161
Population	Total Daytime Population	Average Household Income	Total Households

### 3 MILES

39,126	31,198	\$62,548	15,872
Population	Total Daytime Population	Average Household Income	Total Households

### 5 MILES

75,128	73,918	\$64,016	30,727
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Spring Ridge

Midway

Byram

Richland

Jackson

Bailey Ave

Kins Dr

N State St

Hawkins Field

Clinton Blvd

Clinton

Traceway Park

W Capitol St

Van Winkle

Shadow Lake Estates

Thompson

McDowell Rd

S State St

49

18

18

18

55

49



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