

FOR SALE OR LEASE



Currently Under Operation!

CROSSROADS SEAFOOD

23 HIGHWAY 51 SOUTH, HERNANDO, MS 38632

Building SF: 2,363

Purchase Price: \$750,000.00

Lease Rate: \$3,750.00 Per Month

Lease Term: 5 Years

Lease type: NNN

Lot Size: 0.98 Acres

Zoning: C-4



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PROPERTY DESCRIPTION

This excellent location is a great restaurant business opportunity, which is currently operating as a well-established seafood restaurant in the community. It is conveniently located just minutes away from I-69 or I-55. Don't miss the opportunity to establish your restaurant, where opportunity meets potential!

LOCATION DESCRIPTION

Conveniently located:

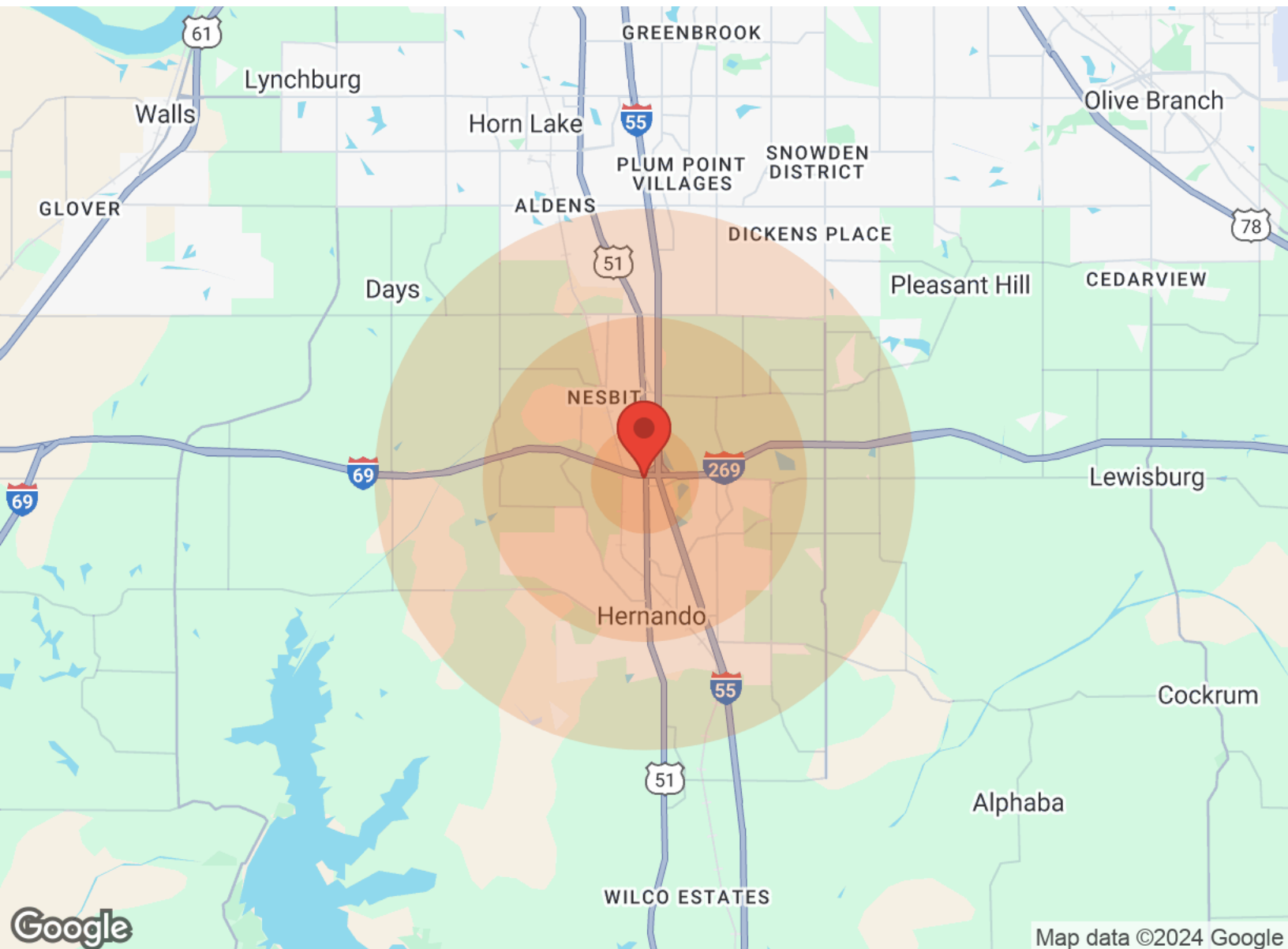
- Less than 2 miles from the Pleasant Hill Exit or I-69 Exit
- Less than 3 miles North of downtown Hernando

Demographics	3 Miles	5 Miles
Total Population	14,748	21,076
Total Units	5,306	7,650
Median Income	\$66,935	\$68,012



DEMOGRAPHICS

23 OLD HIGHWAY 51 SOUTH



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,426	6,564	14,079	Median	\$66,935	\$77,794	\$72,365
Female	2,866	7,270	15,009	< \$15,000	80	340	803
Total Population	5,292	13,834	29,088	\$15,000-\$24,999	217	366	991
				\$25,000-\$34,999	220	347	772
				\$35,000-\$49,999	145	513	1,250
				\$50,000-\$74,999	360	1,118	2,276
				\$75,000-\$99,999	338	899	1,707
				\$100,000-\$149,999	438	1,103	2,048
				\$150,000-\$199,999	41	298	613
				> \$200,000	14	133	245
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,300	2,963	6,204	Total Units	1,706	5,063	10,688
Ages 15-24	828	1,981	4,123	Occupied	1,637	4,817	10,026
Ages 25-54	1,979	4,493	9,952	Owner Occupied	1,395	4,020	7,573
Ages 55-64	528	1,659	3,481	Renter Occupied	242	797	2,453
Ages 65+	657	2,738	5,328	Vacant	69	246	662
Race	1 Mile	3 Miles	5 Miles				
White	4,305	12,187	23,124				
Black	384	892	4,816				
Am In/AK Nat	3	4	16				
Hawaiian	N/A	N/A	N/A				
Hispanic	683	796	1,191				
Multi-Racial	1,172	1,344	1,784				

BUSINESS MAP

23 OLD HIGHWAY 51 SOUTH



LOCATION MAPS

23 OLD HIGHWAY 51 SOUTH

