

For Sale

Retail For Sale - Interstate 55 Frontage - Terry, MS



### PROPERTY DESCRIPTION

NAI UCR Properties is pleased to present this  $\pm 7,242$  SF freestanding retail building situated on  $\pm 1$  acre along the east side of Interstate 55 Frontage Road, just south of Wynndale Road in Terry, Mississippi. Constructed in 2002, this metal-exterior, one-story commercial building offers solid functionality and visibility with convenient interstate access.

Positioned along a major travel artery, the site provides excellent exposure and accessibility for customers traveling through Central Mississippi. The I-55 corridor offers a mix of commercial, service, and retail users, providing strong synergy and steady traffic flow.

In addition to the main parcel, an adjoining lot/yard area to the north is also available for purchase, offering expansion potential for outdoor display, storage, or future development opportunities.

### LOCATION DESCRIPTION

Strategically positioned along the east side of Interstate 55 Frontage Road, the property offers exceptional visibility and direct access to one of Central Mississippi's most traveled corridors. Located just south of Wynndale Road and minutes from the City of Terry, this site benefits from convenient connectivity to I-55, providing seamless north-south access between Jackson, Byram, Crystal Springs, and Brookhaven.

### PROPERTY HIGHLIGHTS

- Building Size:  $\pm 7,242$  SF
- Site Size:  $\pm 1.00$  Acre ( $\pm 43,560$  SF)
- Zoning: C-1
- Year Built: 2002
- 33,000 VPD (I-55)
- Visibility: High-exposure site along I-55 Frontage Road
- Expansion Opportunity: Additional yard acreage available for purchase

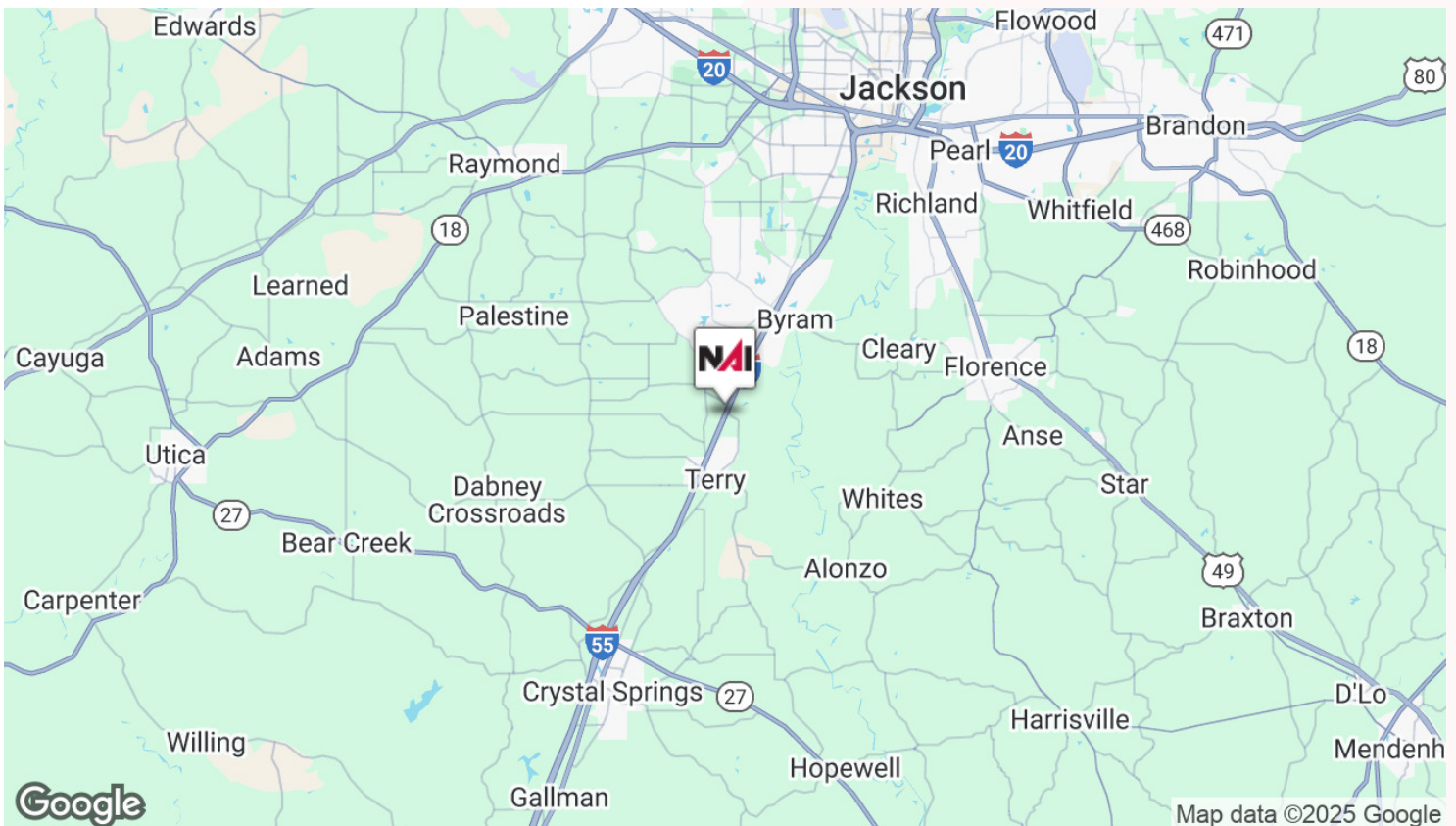
### OFFERING SUMMARY

Sale Price:	\$585,000
Lot Size:	1 Acres
Building Size:	7,242 SF



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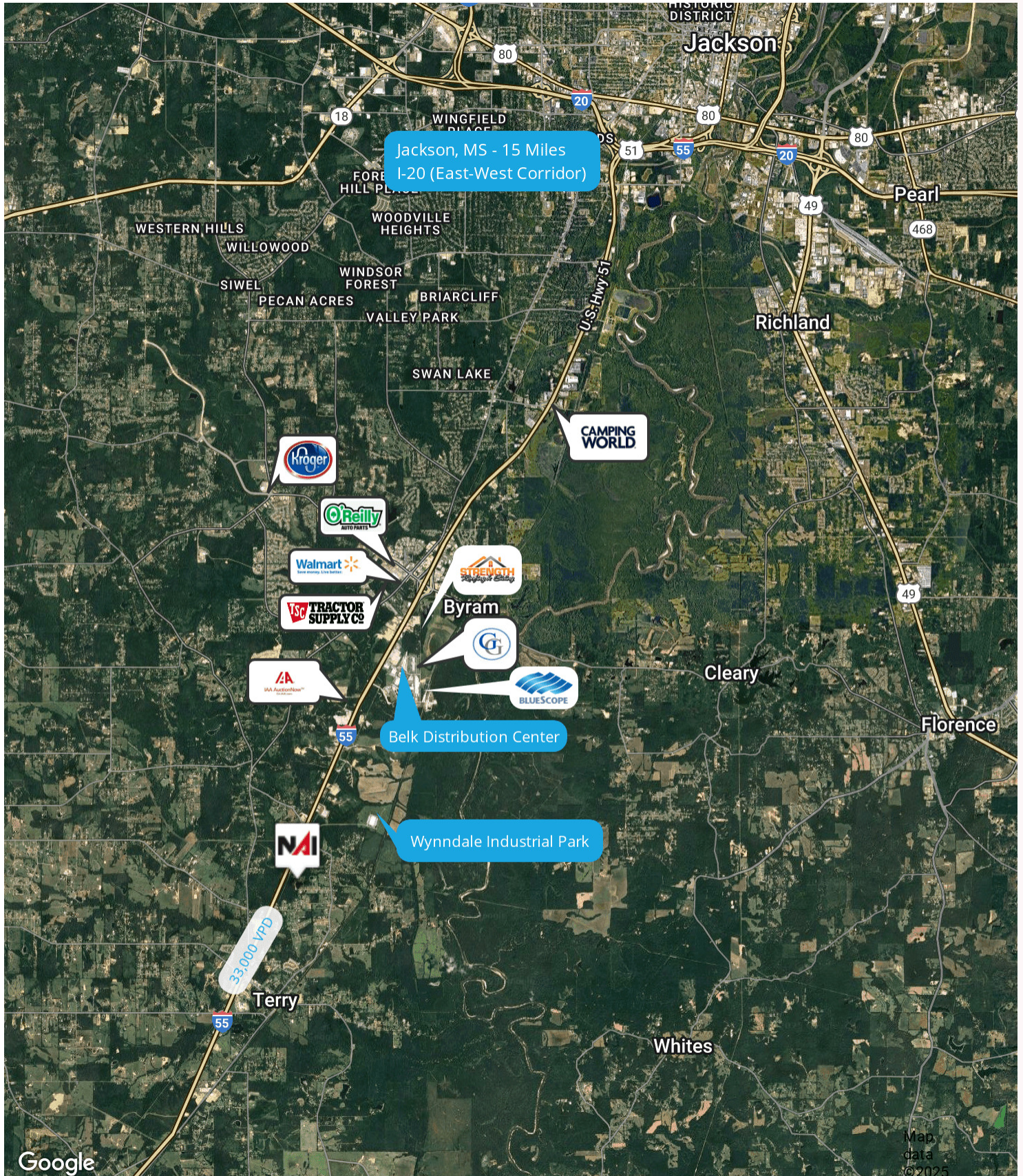
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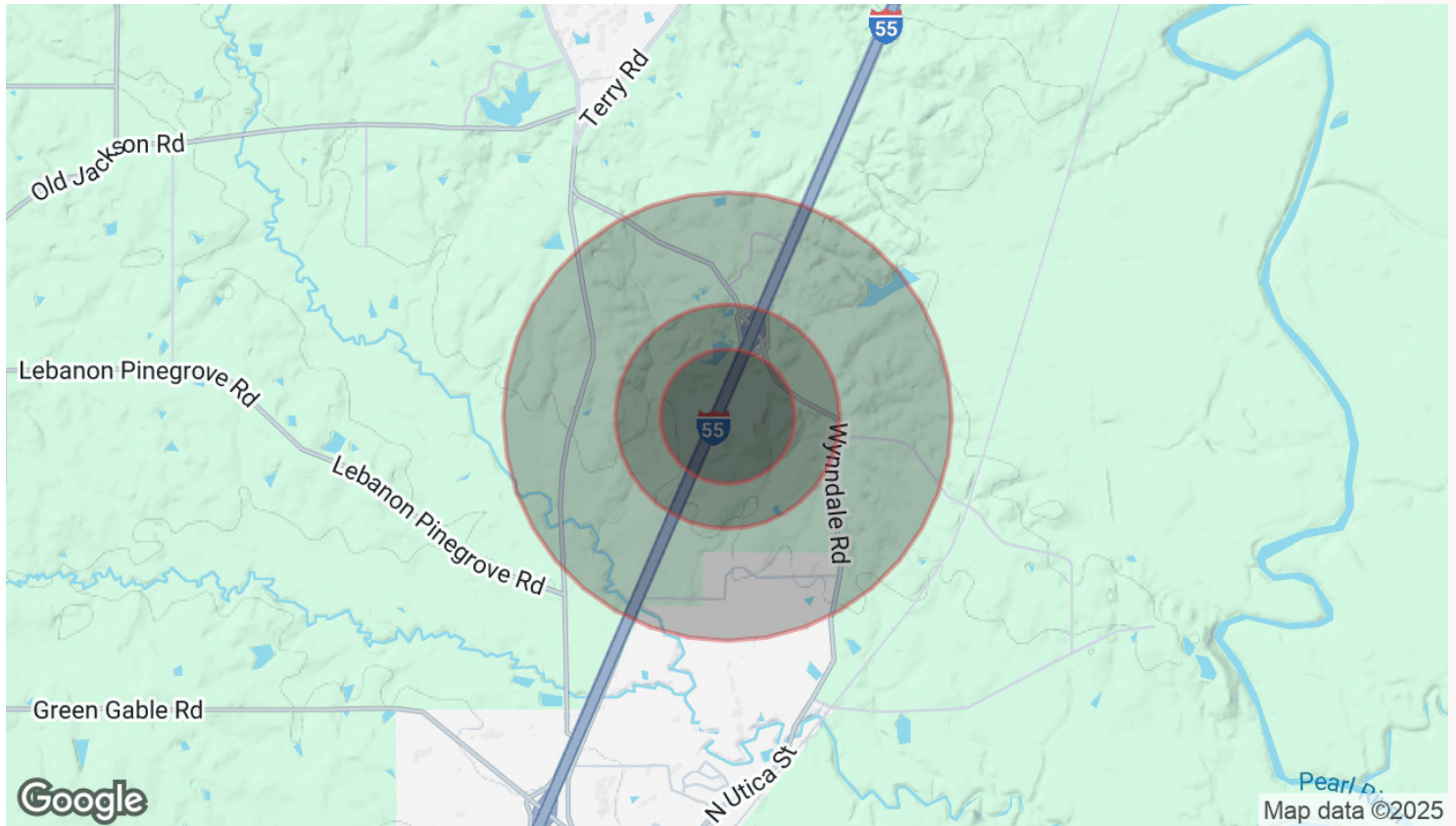
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## POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

### 0.3 MILES

### 0.5 MILES

### 1 MILE

24

69

412

42

43

44

41

42

43

43

44

44

## HOUSEHOLDS & INCOME

Total Households

# of Persons per HH

Average HH Income

Average House Value

### 0.3 MILES

### 0.5 MILES

### 1 MILE

9

28

167

2.7

2.5

2.5

\$71,570

\$75,375

\$79,509

\$224,662

\$236,932

\$250,265

Demographics data derived from AlphaMap