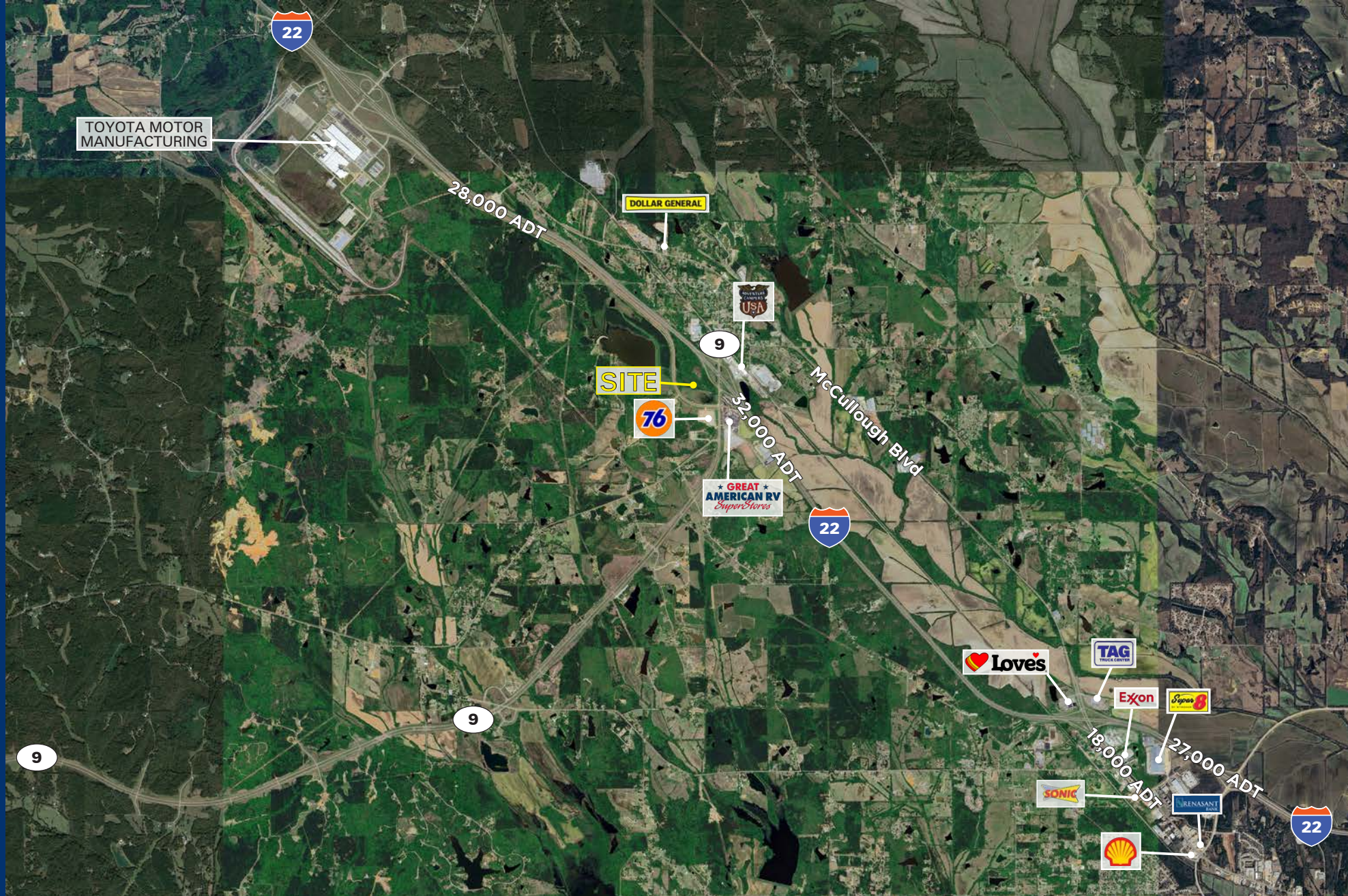




TOYOTA MOTOR
MANUFACTURING

28,000 ADT

DOLLAR GENERAL

USA

9

SITE

76

9

GREAT
AMERICAN RV
SuperStores

32,000 ADT

McCullough Blvd

22

Love's

TAG
TRUCK CENTER

Exxon

Supra 8

18,000 ADT

27,000 ADT

SONIC

RENASANT

SHELL

22

SHERMAN, MS

I-22 AND SR 9

2-30 ACRES AVAILABLE



PROJECT DETAILS

I-22 & SR 9 • 2 - 30 ACRES AVAILABLE

PROPERTY HIGHLIGHTS

- 2-30 Acres Available (divisible)
- Over 32,000 cars pass this interstate exit daily
- Regionally located northwest of Tupelo MSA
- Excellent access, traffic, and visibility

ZONING

Commercial

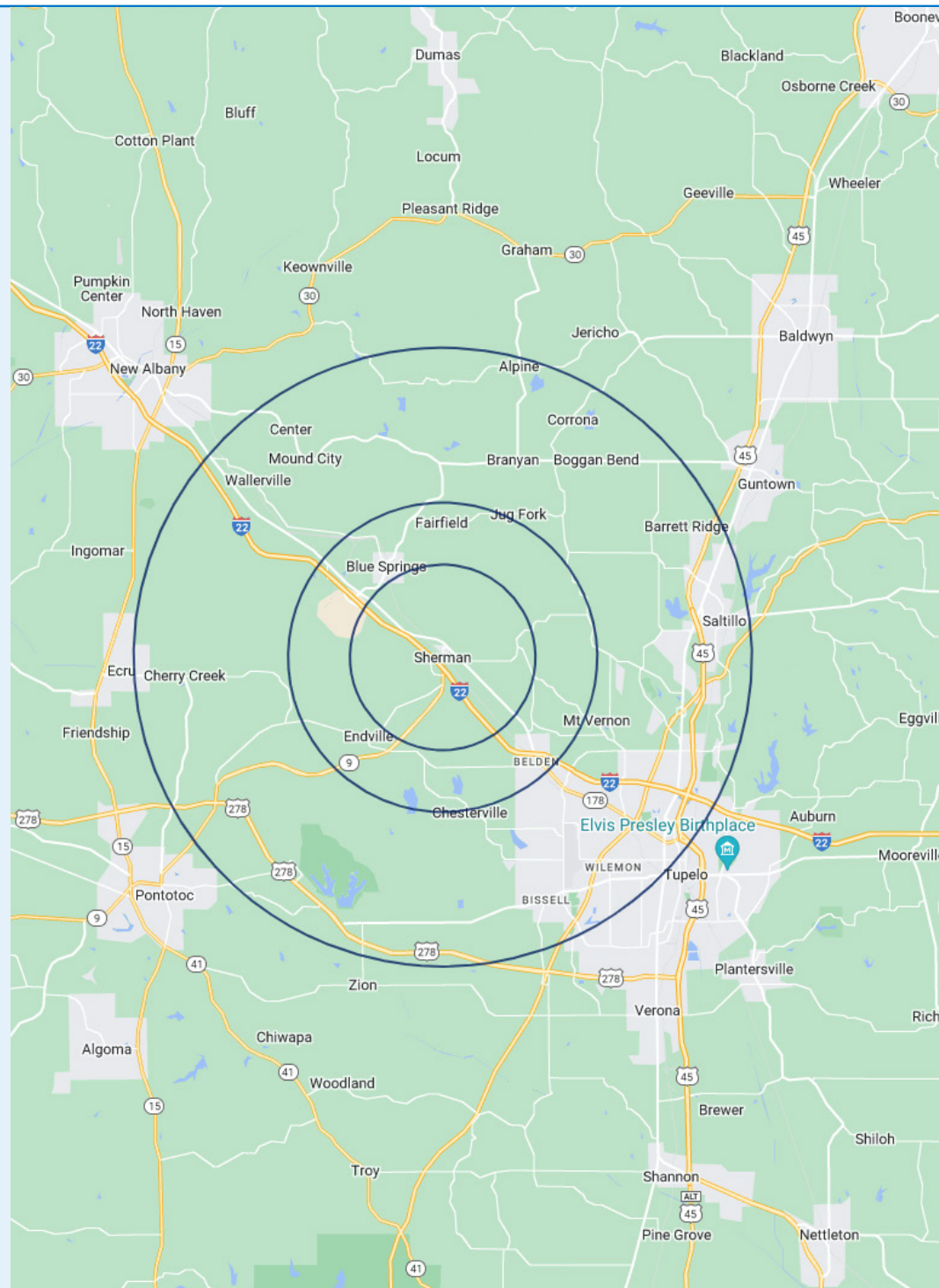
COUNTY

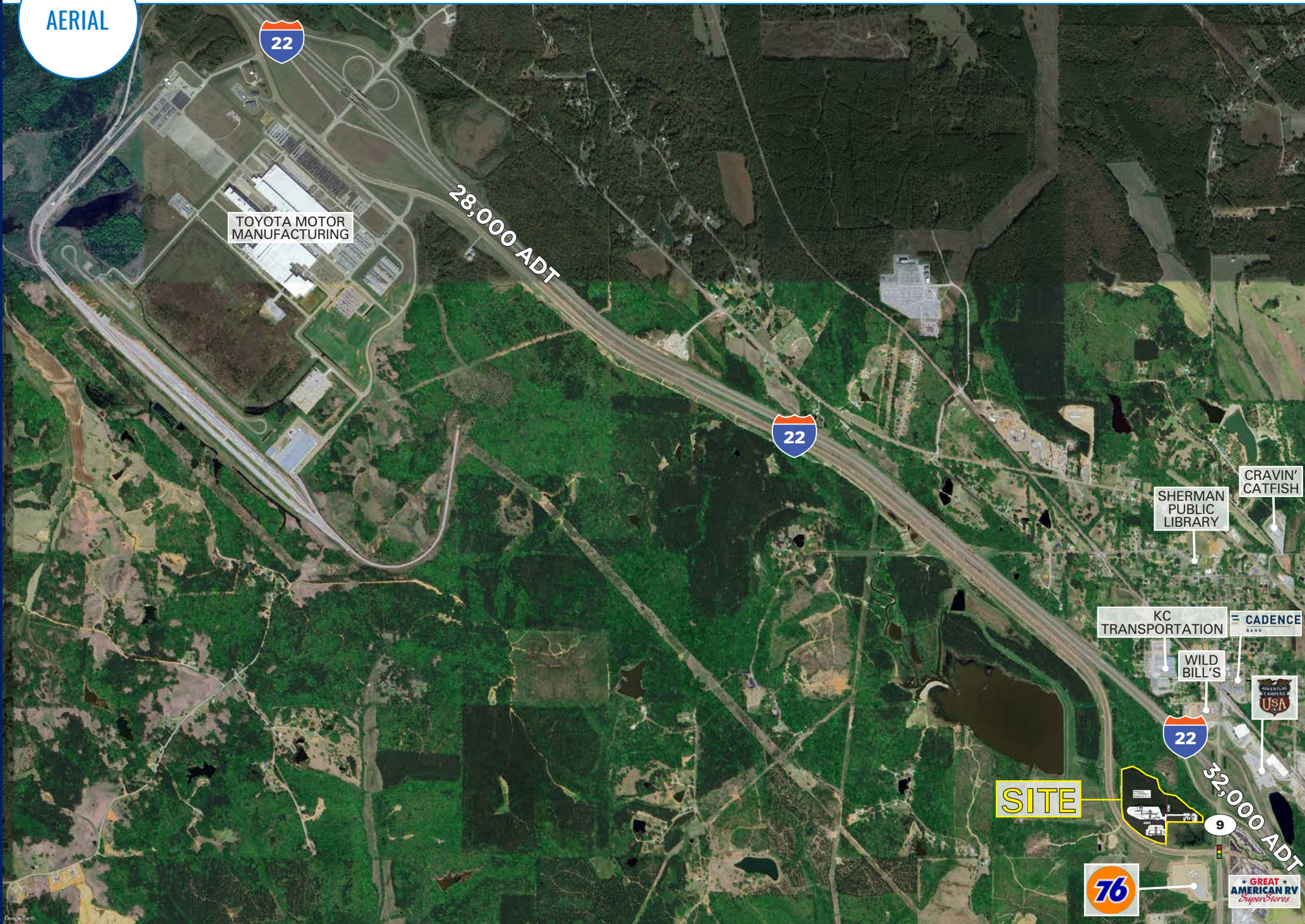
Pontotoc

MARKET

Sherman

	3 MILES	5 MILES	10 MILES
 POPULATION	2,559	6,278	50,893
 DAYTIME POPULATION	284	1,538	20,830
 MEDIAN HH INCOME	\$81,849	\$88,179	\$80,967





SHERMAN, MS

I - 22 & SR 9

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RETAIL ADVISORS