

## RETAIL PROPERTY FOR SALE



# FORMER ADVANCE AUTO

2818 U.S. 82, Greenville, MS 38703

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### JOHN MICHAEL HOLTSMANN

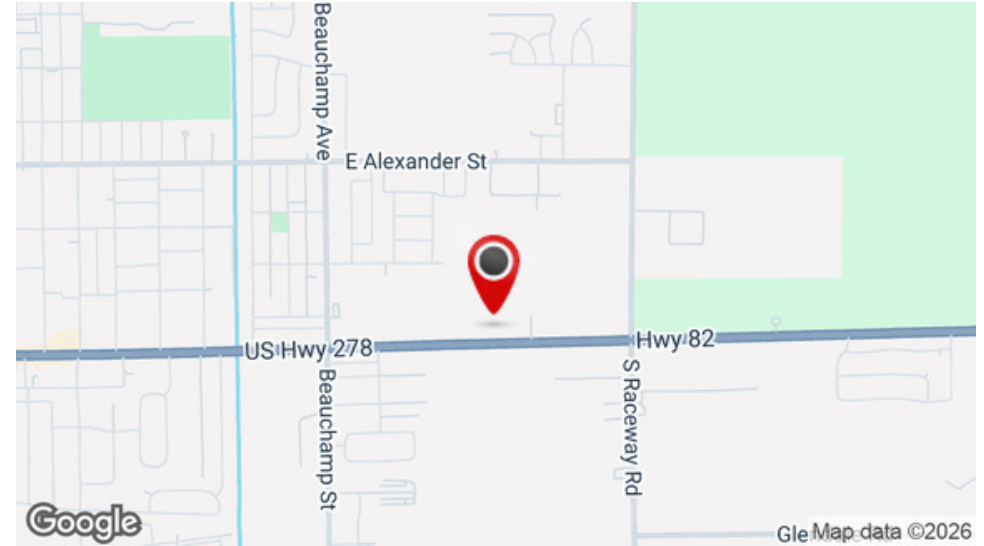
Principal  
601.914.0800  
johnmichael@concordcompanies.co



**CONCORD**  
COMPANIES

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## OFFERING SUMMARY

Sale Price:	Call for Pricing
Building Size:	6,775 SF
Year Built:	2000

## PROPERTY OVERVIEW

Concord Companies is pleased to present for sale the 6,775sf former Advance Auto building located on US-82 in Greenville, MS. US-82 is one of two main throughfares in town and provides the highest in market daily traffic counts. The building is positioned fronting the highway, surrounded by several hotels and motels, and located across the street from Tractor Supply. The city of Greenville is the commerce hub for numerous outlying communities both in Mississippi and Louisiana alike, and serves a trade area of over 30 miles in diameter. The building is highly reconfigurable, providing for any number of uses. Give us a call today - (601)-914-0800.

## LOCATION OVERVIEW

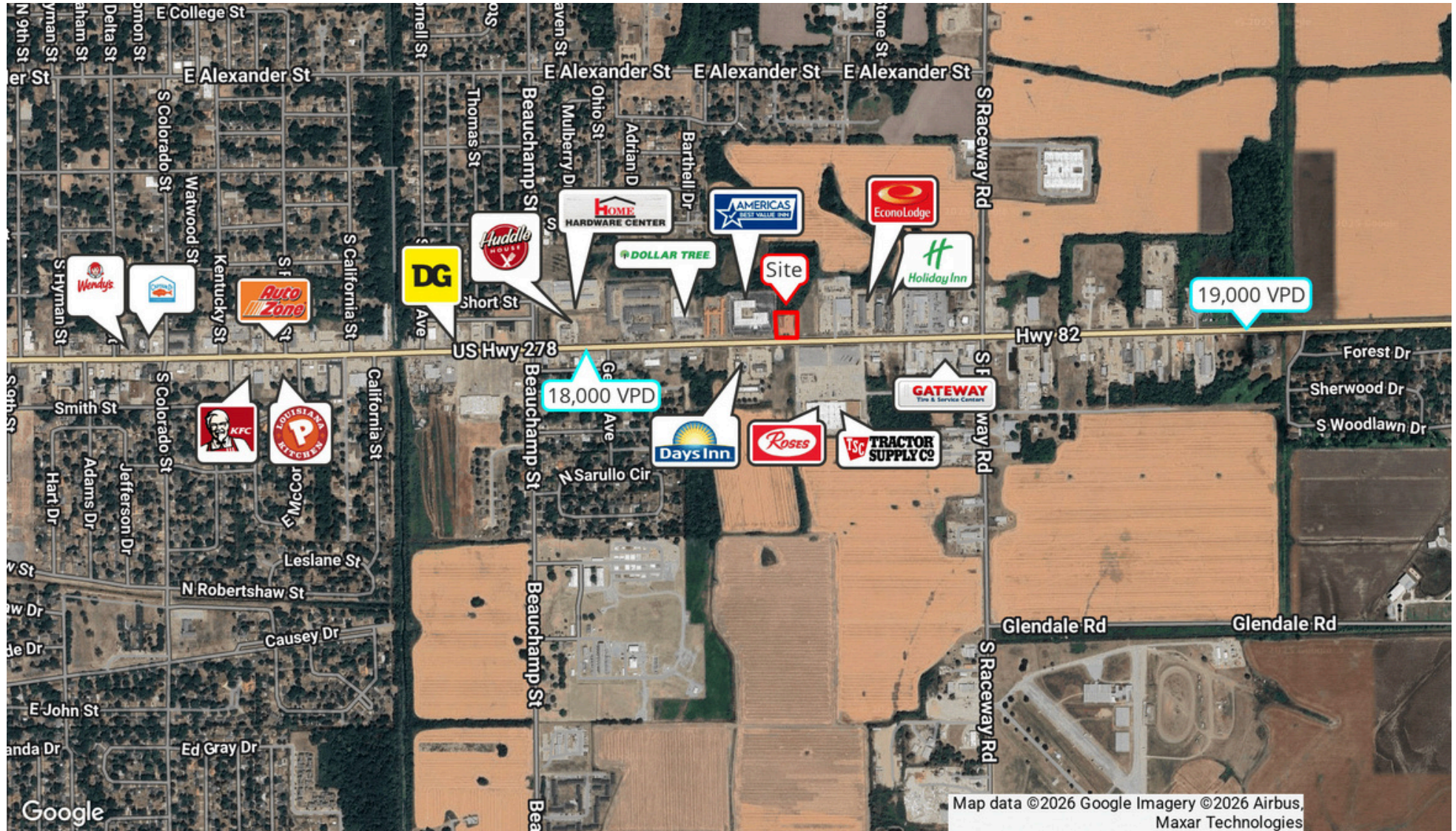
- Pylon Signage
- US Highway Frontage
- Excellent Visibility
- Highest in Market Traffic Counts
- Numerous Lodging Accommodations within Walking Distance

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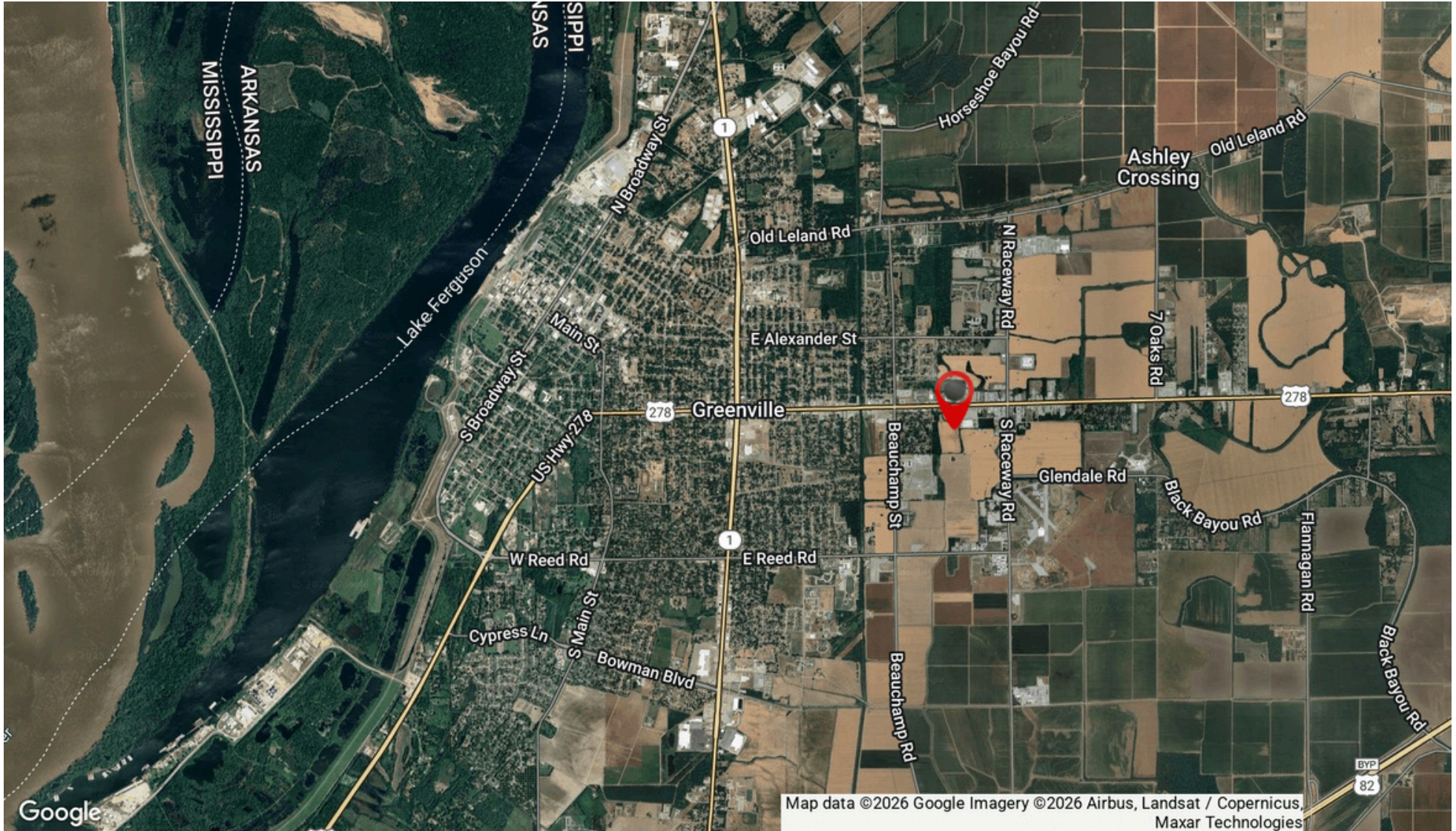
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**Gordon Brothers** CONCORD COMPANIES

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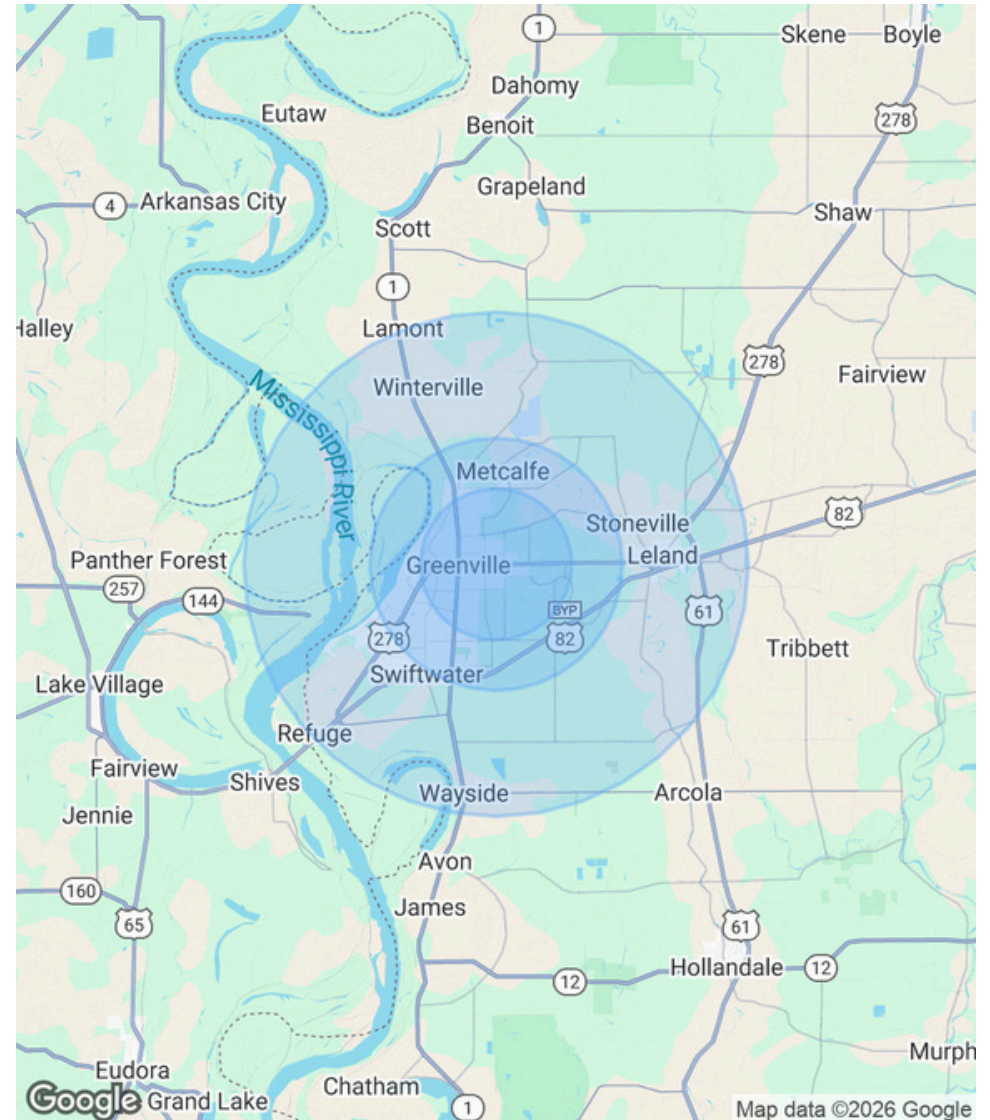
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	21,049	28,551	36,631
Average Age	40	41	41
Average Age (Male)	38	39	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	8,422	11,670	14,992
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$52,895	\$58,694	\$64,073
Average House Value	\$111,382	\$131,443	\$145,079

Demographics data derived from AlphaMap



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