

# RETAIL FOR SALE

## QUICK SERVICE RESTAURANT INVESTMENT OPPORTUNITY!

954 Main Street, Southaven, MS 38671



### PROPERTY DESCRIPTION

Our experienced commercial real estate team is happy to present a great investment opportunity with a three-year modified gross lease that ends December 31, 2023. This space is located on Main Street on the border of Memphis and Southaven. Just a block from Interstate 55, this location offers a drive-thru, thirty parking spaces, commercial kitchen, and it has recently been renovated by the current tenant. If you are looking for a great investment opportunity, give us a call today!

### PROPERTY HIGHLIGHTS

- Traffic Count averages 23,000 cars a day
- Modified Gross Lease for Three-Year Tenant
- Tenant Recently Updated and Improved Space!
- Quick Service Restaurant for Investment Opportunity!
- Great Location!

### LOCATION DESCRIPTION

West of Main St. from I-55. Property is on the right before old Rite Aid Drug. Just two blocks west of the I-55 interchange on Main St.

### OFFERING SUMMARY

Sale Price:	\$499,000
Lot Size:	0.66 Acres
Building Size:	2,670 SF
NOI:	\$24,026.46
Cap Rate:	4.81%
Zoning:	C-3

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,139	23,335	50,759
Total Population	9,054	64,239	141,151
Average HH Income	\$47,661	\$49,722	\$49,747

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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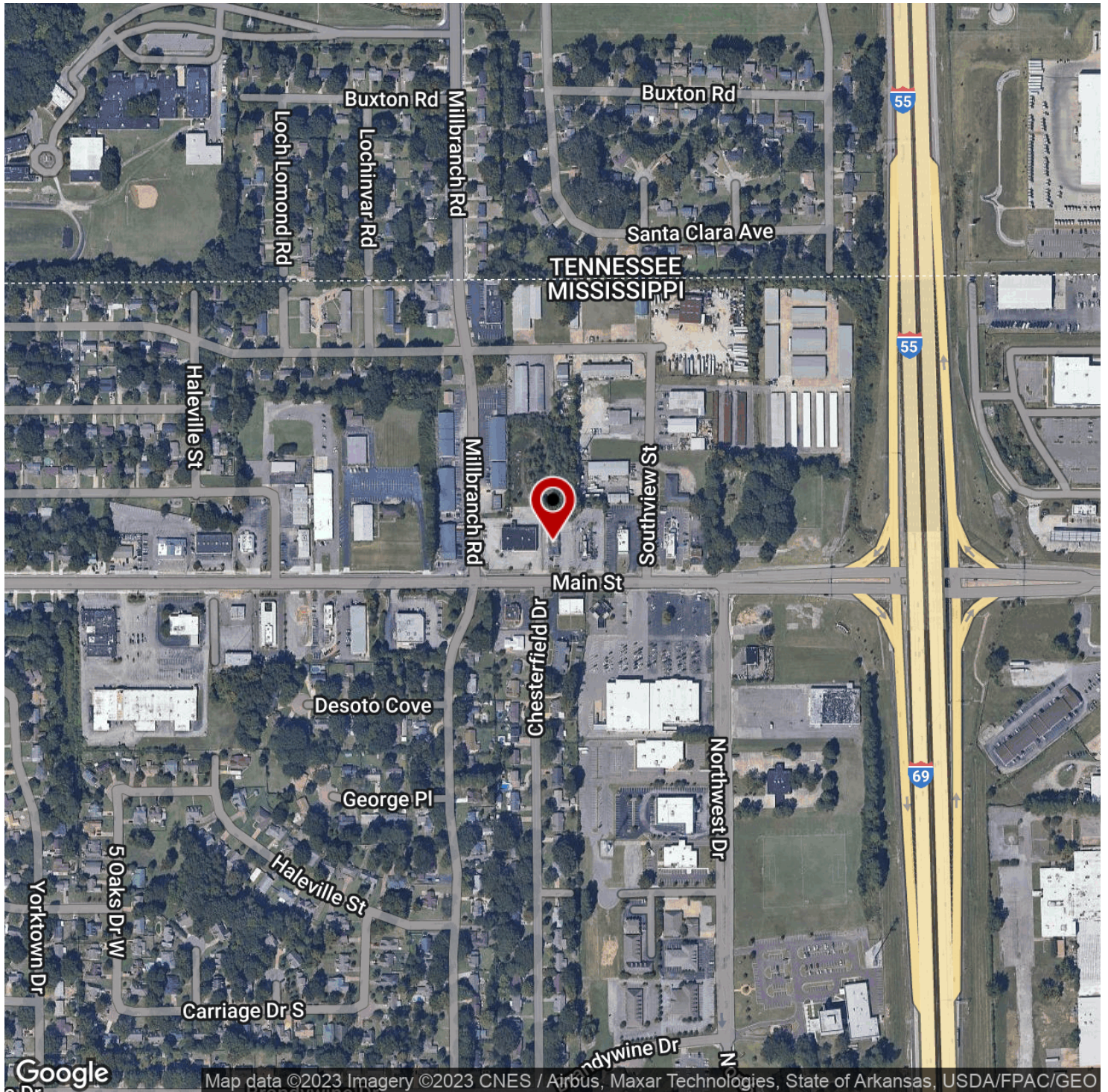
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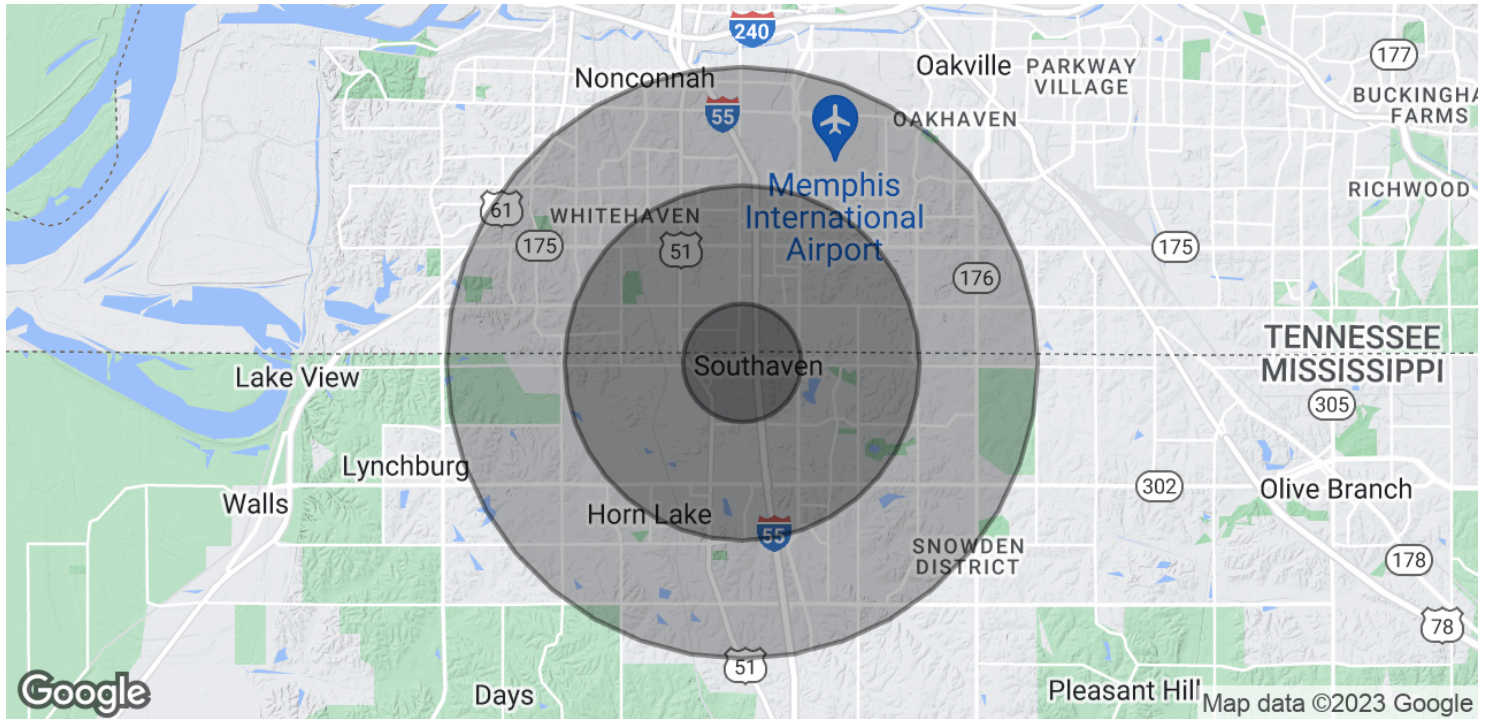
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,054	64,239	141,151
Average Age	30.9	32.1	32.4
Average Age (Male)	27.3	29.5	29.8
Average Age (Female)	32.8	34.0	34.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,139	23,335	50,759
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$47,661	\$49,722	\$49,747
Average House Value	\$107,513	\$111,909	\$115,927

\* Demographic data derived from 2020 ACS - US Census

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