



712 Coulter Dr

712 Coulter Dr, New Albany, MS 38652



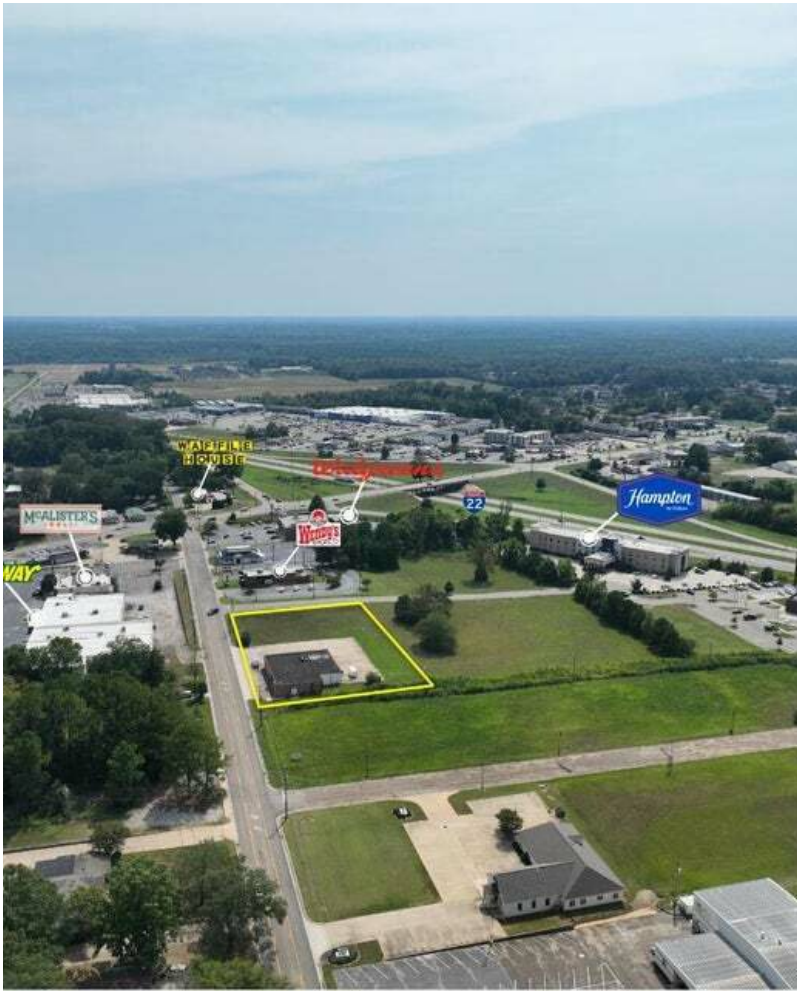
Ed Newton

Crye-Leike Commercial

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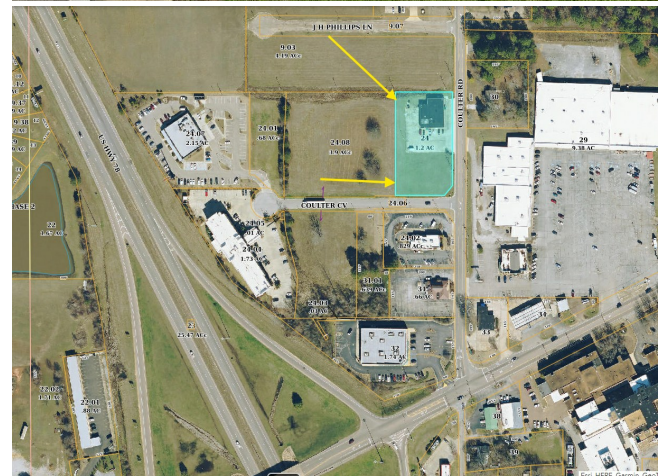


712 Coulter Dr

\$575,000

712 Coulter Dr offers an exceptional opportunity for a fast-food or quick-service restaurant, ideally suited for a Chick-Fil-A location. This ±5,910 SF single-story commercial building sits on approximately 1.20 acres at a prime corner of Coulter Dr and Coulter Cove, providing immediate access to I-22 (Exit 61) and MS-30 W. The property boasts excellent visibility and convenient ingress and egress, making it a strategic choice for high-volume traffic capture. Located in a strong retail corridor, the site benefits from regional draw, including Oxford, MS and the University of Mississippi (Ole Miss), which are approximately 34–36 miles away, or about a 45–48 minute drive. The...

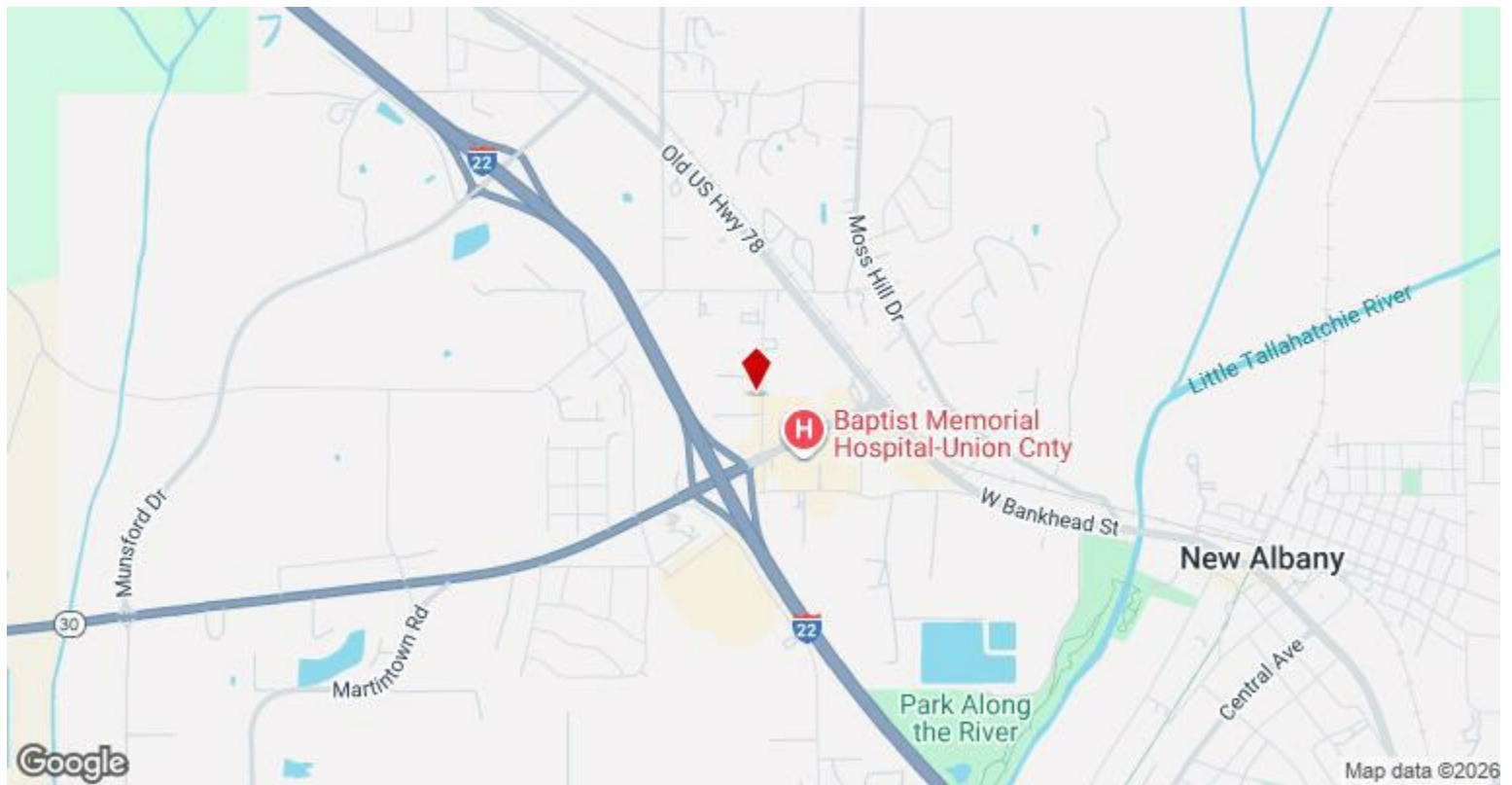
- Heavy Traffic
- Flexible floor plan — perfect for owner-user or multi-tenant office suites
- 5,910 SF
- Vacant Corner Lot Included
- 1.2 Acres
- Corner Lot



Price:	\$575,000
Property Type:	Retail
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	1.20 AC
Gross Building Area:	5,916 SF
Sale Conditions:	Redevelopment Project
No. Stories:	1
Year Built:	1976
Tenancy:	Multi
Parking Ratio:	6.77/1,000 SF
Zoning Description:	Commercial
APN / Parcel ID:	018N-06-024.00
Walk Score ®:	46 (Car-Dependent)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Natural Resources Conservation	-	
US Agricultural Department	-	



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Property Photos



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Building Photo



Building Photo

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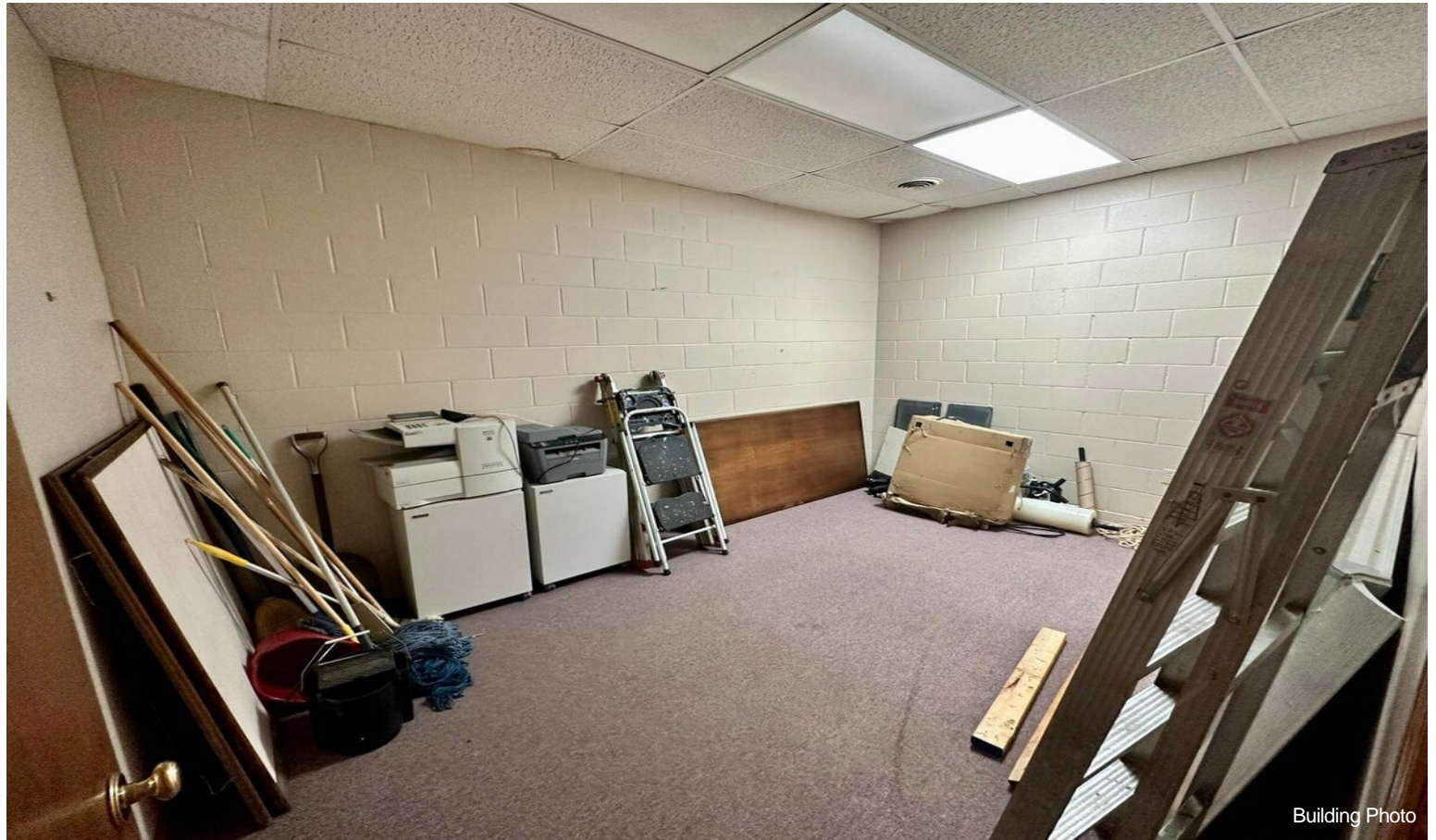


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