



Property Highlights

For Purchase or GL: 1.25 AC Pad Site off Church Rd in Southaven MS. The property has full access off Church Rd and multiple access points on Hwy 51.

Northwest Mississippi Community College Desoto is across the street and has 1,250 students.

On the other side of I-55 is the Tanger Outlets, which sees 1.3 million visits.

There is over 10,000,000 SF of industrial facilities within a mile of the site.



TRAFFIC COUNTS
19,239 VPD – Church Rd
21,096 VPD – US Hwy 51

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	9,477	34,755	89,823
TOTAL HOUSEHOLDS	4,117	13,636	33,575
AVG HH INCOMES	\$55,055	\$61,793	\$73,081
DAYTIME EMPLOYEES	1,569	17,526	30,671

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy but cannot guarantee it.



