

# PRIME RETAIL OR RESTAURANT OUTPARCEL JOIN HOME DEPOT, WAL-MART & OTHERS I-22 & GOODMAN RD, OLIVE BRANCH, MS



**LOCATION:** East side of I-22, North of Goodman Rd, Olive Branch, MS. Located on the east side of the Craft Goodman Frontage Rd, North of Goodman Rd, & the Wal-Mart Super Center. There is an existing IHOP & Mattress Firm on the adjacent outparcels. Other restaurants on the frontage rd include Chick-Fil-A, Buffalo Wild Wings, Wendy's, Krystal, Chili's & O'Charley's.

**DESCRIPTION:** 1 acre outparcel measuring 145.28'/185.34' x 52.75' + 266.24'/101.70' + 99.67' + 34.08'. Approximately 43,796 sf. Also known as Lot 11 of the Crossings at Olive Branch, Phase II.

**SALES PRICE:** \$375,000

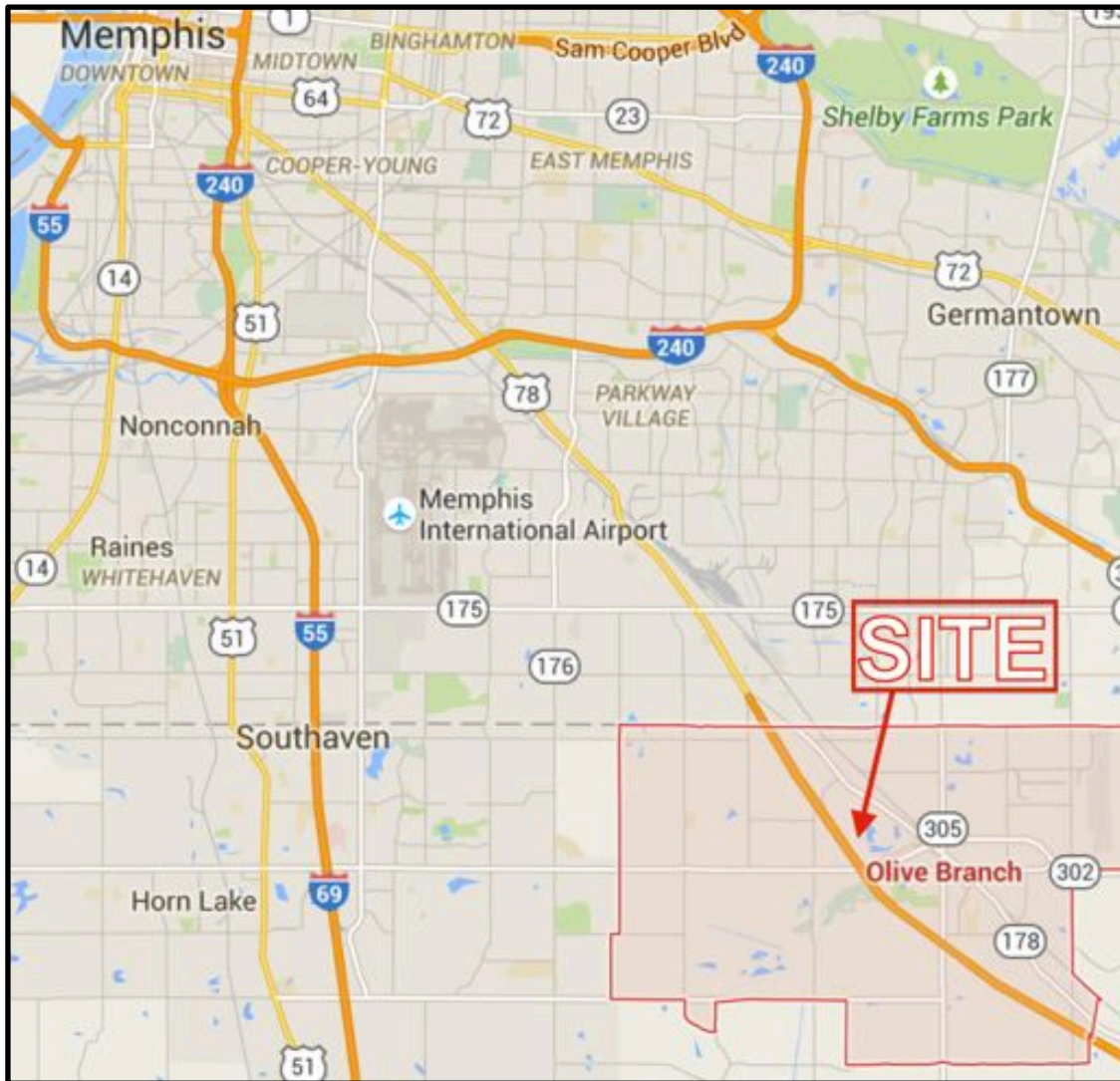
**TRAFFIC COUNT:**

	I-22, North of Goodman Rd	28,000 ADT
	Goodman Rd, East of I-22	24,000 ADT



Demographics	1-Mile	3-Mile	5-Mile
Population	3,236	35,401	85,318
Med HH Income	\$75,493	\$64,101	\$65,698
Projected Growth '15-'20	6.49%	5.25%	3.40%

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