

PRIME RETAIL DEVELOPMENT SITE NEAR KOHL'S, WALGREENS & FRED'S GOODMAN RD, SOUTHAVEN, MS

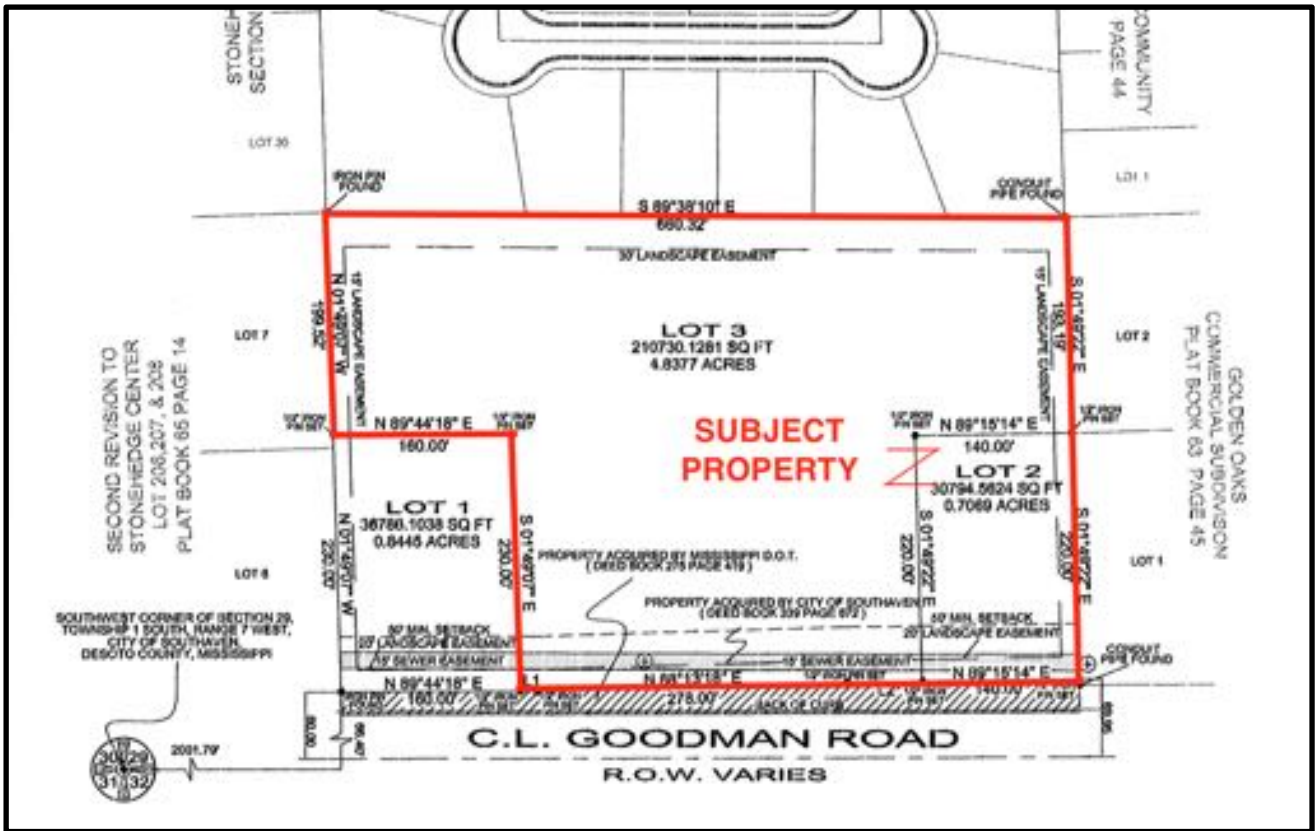


LOCATION:	Located on the north side of Goodman Rd, between Swinnea and Golden Oaks Loop W. and between the Goodyear Tire Store at 1394 and the Goodwill Drop Store at 1514 Goodman Rd, in Southaven, MS. Other major retailers and restaurants in the immediate vicinity include KOHL'S, Walgreens, McAlister's, Fred's, Christian Brothers Automotive, Sherwin Williams, SuperLo Foods, Harbor Freight Tools, Hertz Car Rental, Gus's Chicken and Steak Escape.	
DESCRIPTION:	Approximately 5.54 acres with approximately 500 feet of frontage on Goodman Rd and minimum depth of 413 feet.	
SALES PRICE:	\$10.00/square foot, or \$2,415,247.00.	
TRAFFIC COUNT:	Goodman Rd, Between Swinnea & Tchulahoma	38,000 ADT
	I-55, North of Goodman Rd	60,000 ADT



Demographics	1-Mile	3-Mile	5-Mile
Population	5,901	37,043	95,656
Med HH Income	\$69,580	\$57,701	\$52,787
Projected Growth '15-'20	5.81%	6.51%	5.10%

CONTACT INFORMATION: Charlie Oates/Office 901-763-2050 Cell 901-484-0418



CONTACT INFORMATION: Charlie Oates/Office 901-763-2050/Cell 901-484-0418

ALL INFORMATION SUBMITTED HEREIN WAS RECEIVED FROM SOURCES DEEMED TO BE RELIABLE. IT IS SUBJECT TO ERRORS, OMISSIONS, OR PRIOR SALE AND WITHDRAWL FROM MARKET WITHOUT NOTICE. PRICES ARE SUBJECT TO CHANGE AT ANY TIME.