

FOR SALE

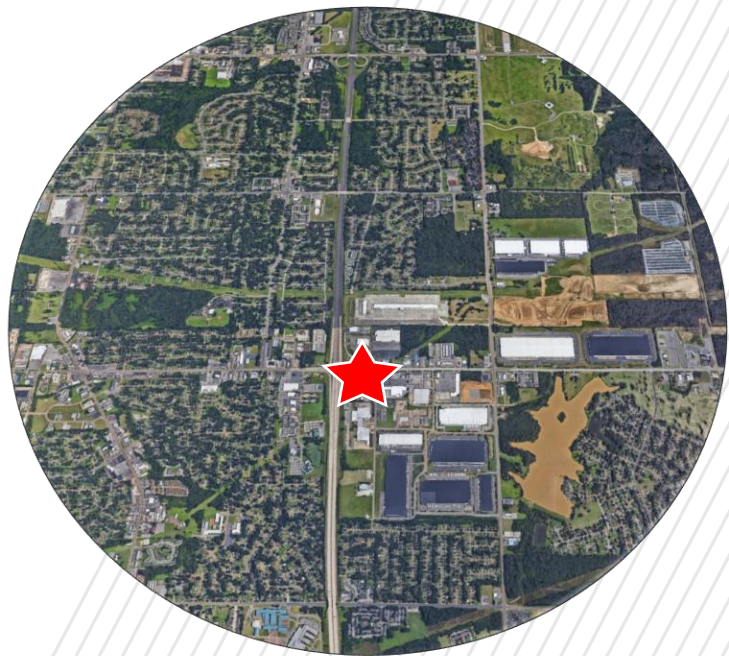
611 Stateline Road
Southaven, MS 38671



PROPERTY HIGHLIGHTS

This is an excellent site at the Southeast Corner of I-55 and Stateline Rd in Southaven. I-55 has a staggering traffic count of 120,000 vehicles per day and Stateline has 23,000 vehicles per day. The site has excellent visibility from all directions and has access from the lit intersection at Stateline and Hamilton Rd.

BUILDING SF	N/A	SIGNAGE TYPE	Pylon
LAND SF	2.44 acres	1-MILE (POP.)	2,977
YEAR BUILT	N/A	3-MILE (POP.)	50,607
PARKING	N/A	MED. INCOME	\$63,684
TRAFFIC COUNTS	23,000/120,000 VPD	SPACE USE	TBD



JEFF SCHEIDEGGER

Account Contact
+1 314 384 8662
jeff.scheidegger@cushwake.com

CARSON CLAYBROOK

Vice President, Retail Brokerage Services
+1 901 252 6483
cclaybrook@commadv.com

FOR SALE

611 Stateline Road
Southaven, MS 38671

LEGAL INFORMATION

TAX PARCEL ID	108624000 0000500
2020 RE TAXES	\$8,444.49
ZONING	C-3



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

JEFF SCHEIDEGGER

Account Contact
+1 314 384 8662
jeff.scheidegger@cushwake.com

CARSON CLAYBROOK

Vice President, Retail Brokerage Services
+1 901 252 6483
cclaybrook@commadv.com