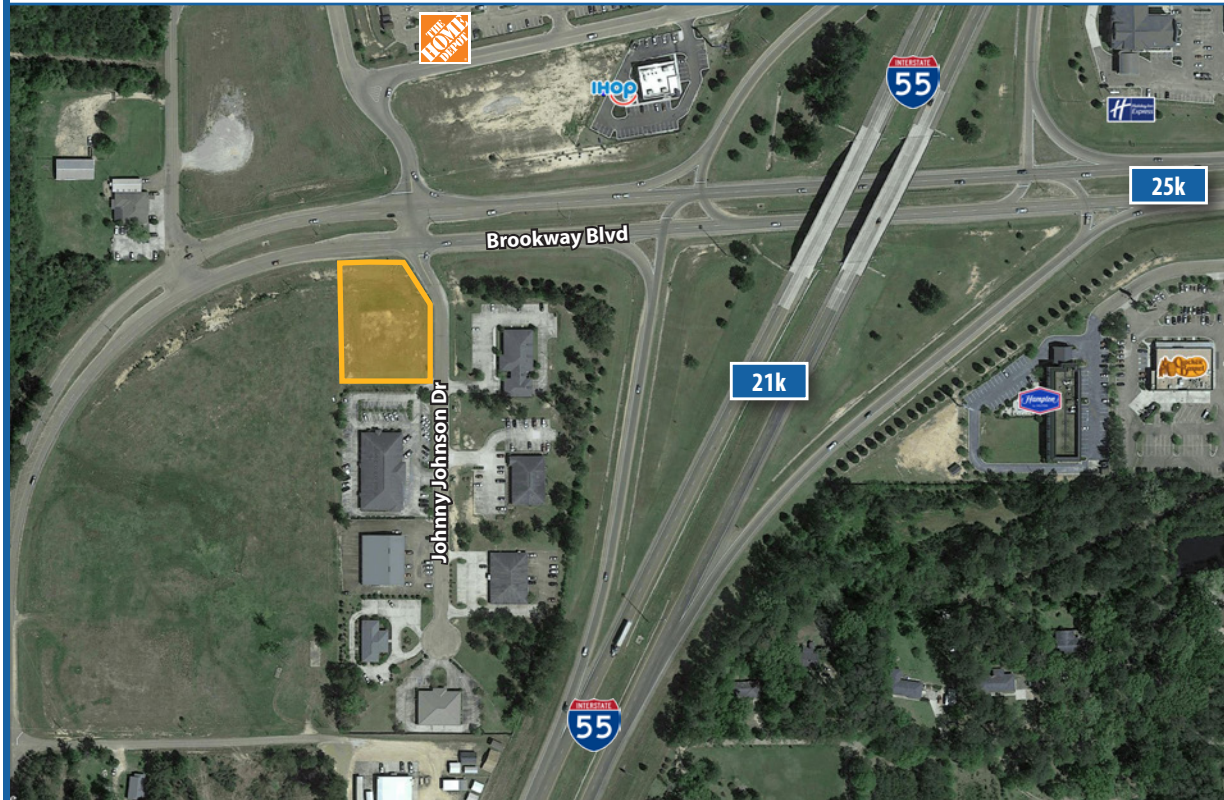




# SITE AVAILABLE | ±1 ACRE

SWQ of Brookway Boulevard & Johnny Johnson Drive | Brookhaven, Mississippi 39601



## AVAILABLE SPACE

±1 acre

## RATES | NNN & PRICE

\$550,000

## TRAFFIC COUNTS

I-55 - 21,000 AADT

Brookway Blvd - 25,000 AADT

Source: MDOT 2016

## PROPERTY INFORMATION

- Development opportunity with Interstate 55 visibility
- Immediate area retail includes Home Depot, IHOP, Cracker Barrel, Krystal, Walmart, McDonald's, and Sonic
- Serves a consumer market of nearly 80,000 people

## DEMOGRAPHICS (based on 2018 data)

Variable	Community Population	RTA
2018 Population	12,722	78,281
Average HH Income	\$52,797	\$55,339
Median Age	38.9	38.5

\* RTA – Retail Trade Area; the geographic area from which retailers derive approximately 80-85% of their business.

## CONTACT

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Garrick Combs, Executive Director  
 Brookhaven-Lincoln County Chamber of Commerce  
 gcombs@brookhavenchamber.com  
 601.833.1411

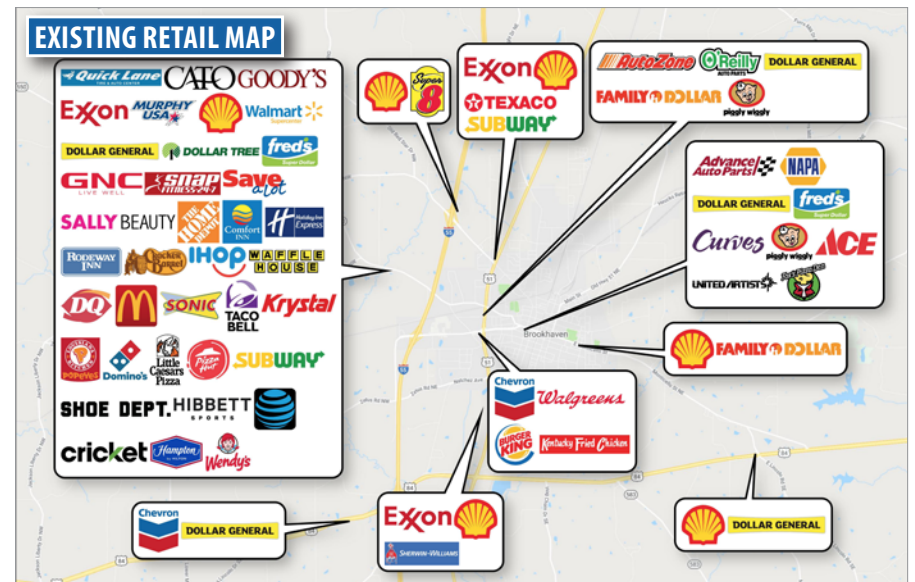
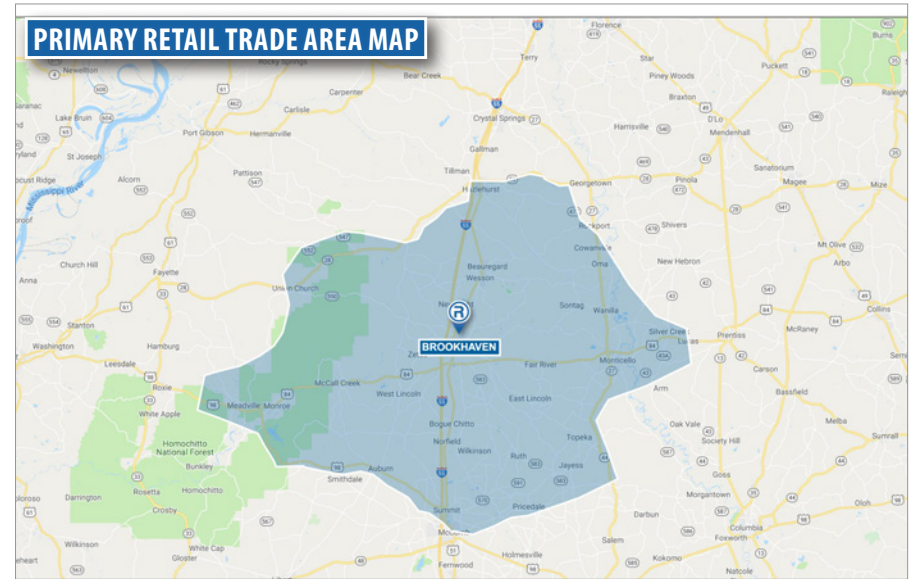
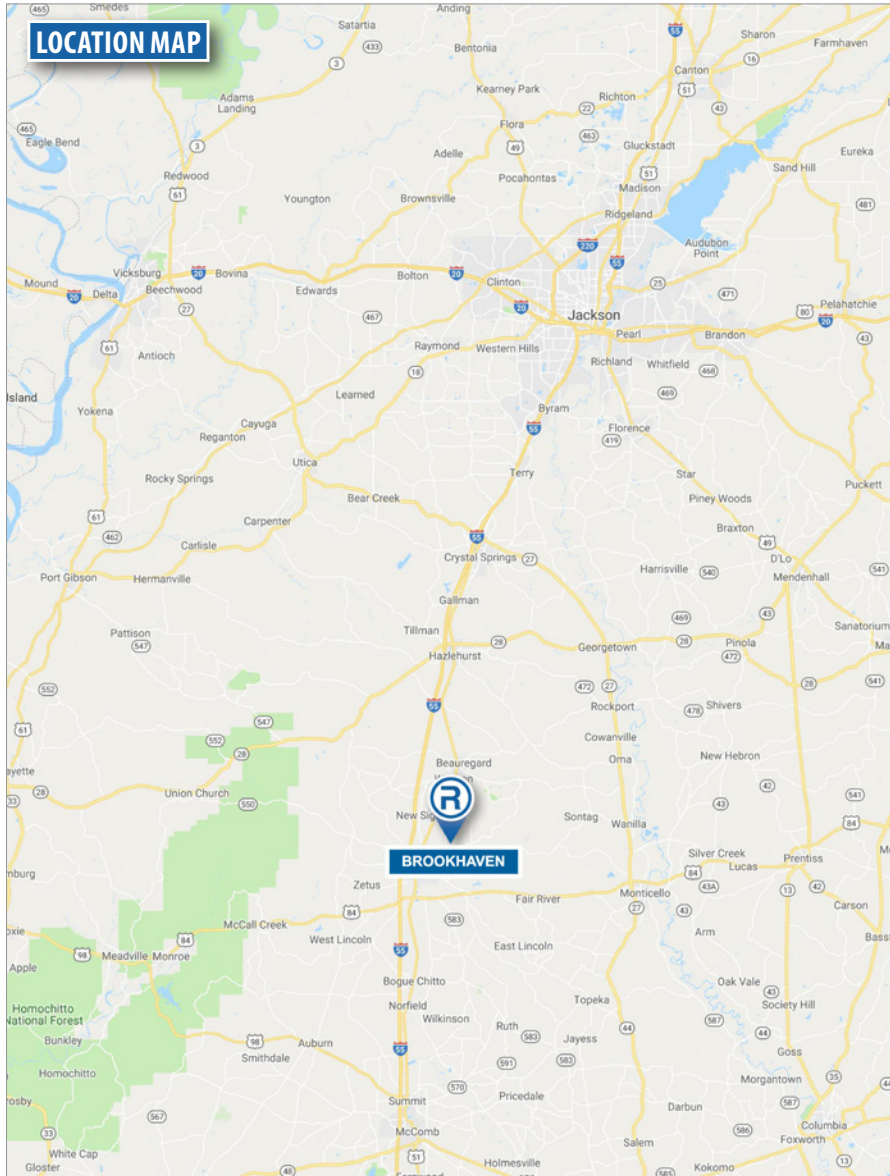
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | [www.theretailcoach.net](http://www.theretailcoach.net)

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