



# SITE AVAILABLE | 3.5 ACRES (OR UP TO 4.5 ACRES)

NWQ of Natchez Avenue and U.S. 51 South | Brookhaven, Mississippi 39601



## AVAILABLE SPACE

3.5 Acres (or up to 4.5 acres)

## RATES | NNN & PRICE

Available upon request

## TRAFFIC COUNTS

Natchez Ave. - 1,800 AADT

U.S. 51 South - 9,800 AADT

Source: MDOT 2016

## PROPERTY INFORMATION

- Parcel with 800+ feet of frontage located along U.S. 51
- Close proximity to many national retailers and residential neighborhoods
- Great opportunity for grocery or other retail development
- Serves a consumer market of approximately 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

## CONTACT

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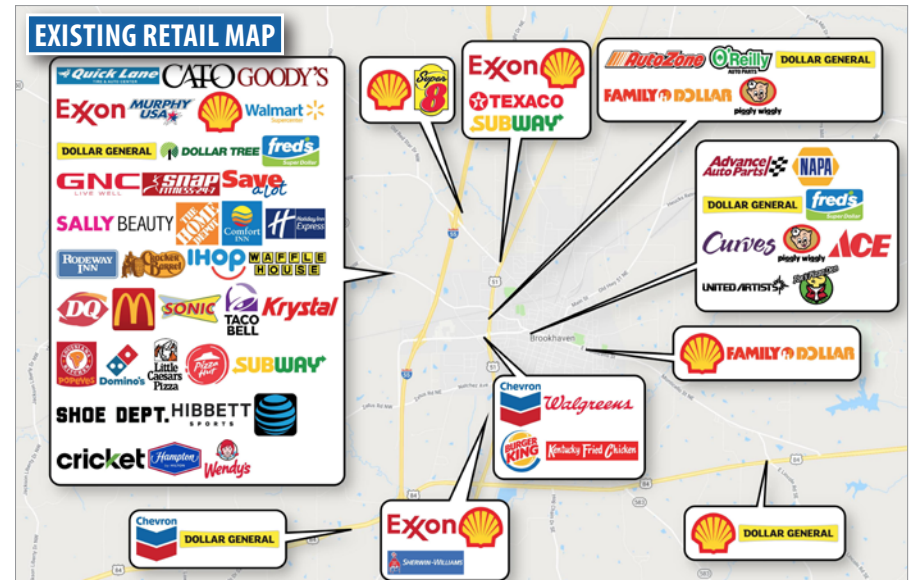
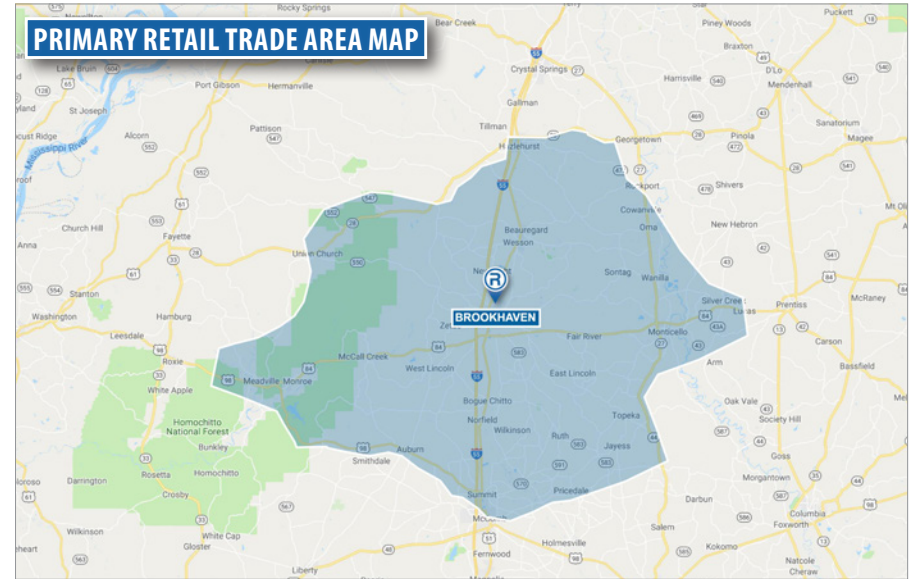
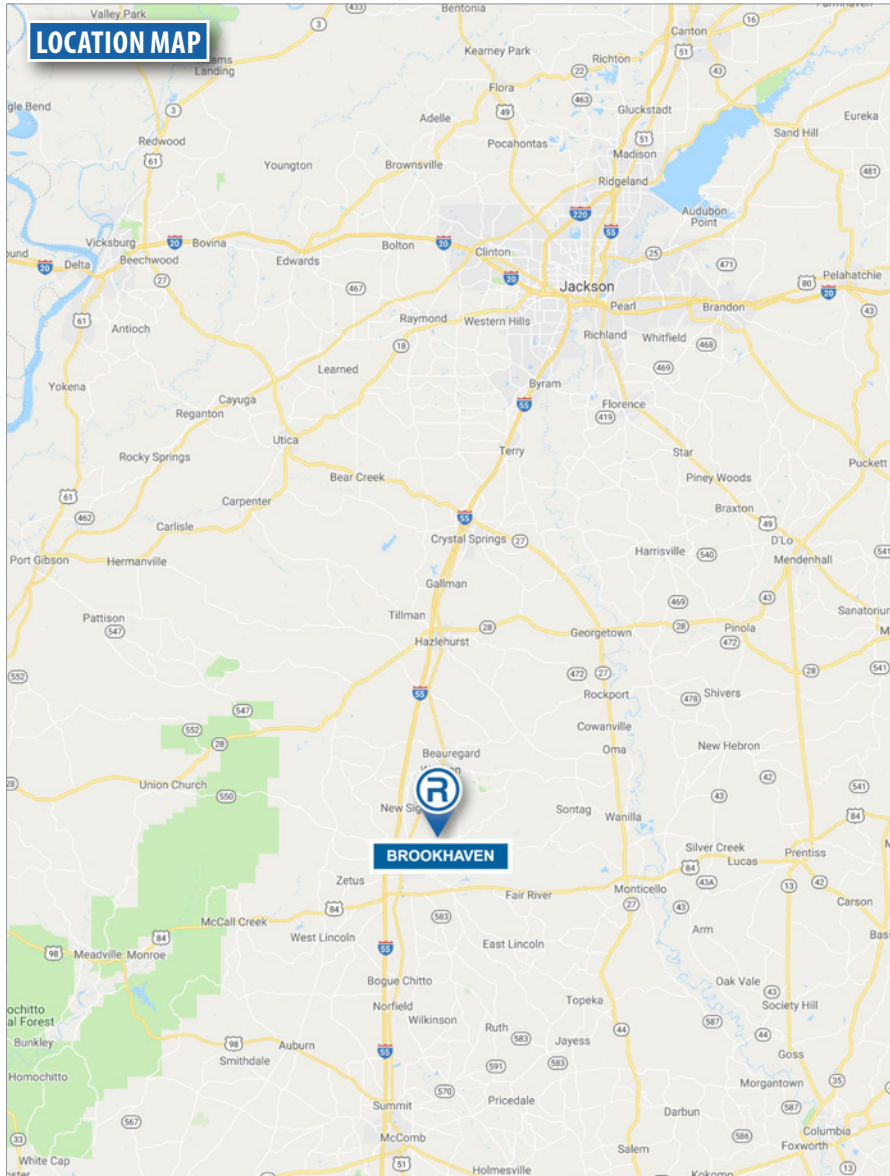
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | [www.theretailcoach.net](http://www.theretailcoach.net)

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