



# SITE AVAILABLE | 3.26 ACRES

NWQ of Mississippi Highway 15 and South Main Street | Ripley, Mississippi 38663



## AVAILABLE SITE

3.26 Acres

## RATES | NNN & PRICE

Available upon request

## TRAFFIC COUNTS

Mississippi Highway 15 - 8,200 AADT

S Main St - 2,700 AADT

Source: MDOT 2016

## PROPERTY INFORMATION

- Adjacent to Wal Mart and visibility from highly trafficked Highway 15, a main travel corridor connecting I-22 and Highway 72
- Close proximity to downtown Ripley as well as many national retailers along Highway 15
- Serves a consumer market of approximately 30,000

## DEMOGRAPHICS (based on 2018 data)

Variable	Community Population	RTA
2018 Population	5,100	30,245
Average HH Income	\$57,743	\$54,536
Median Age	38.97	39.95

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

## CONTACT

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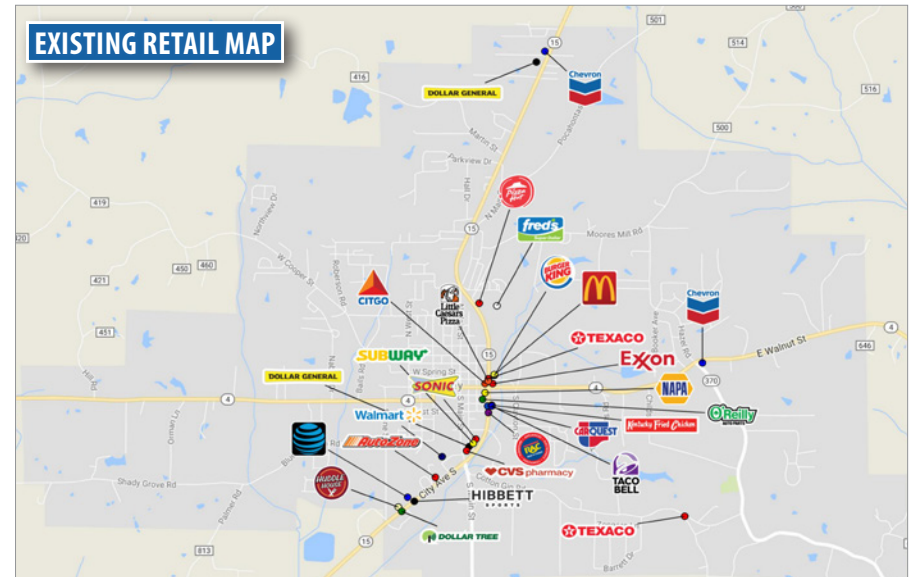
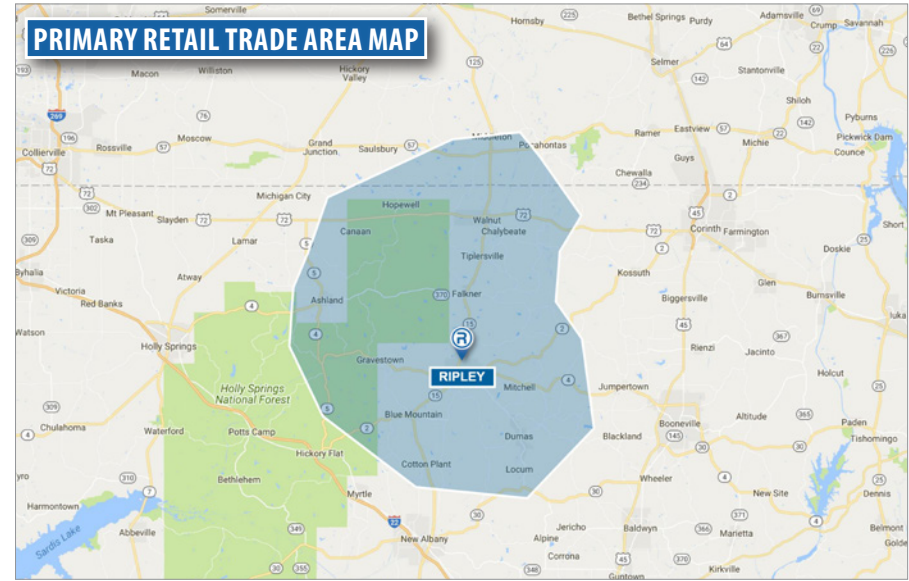
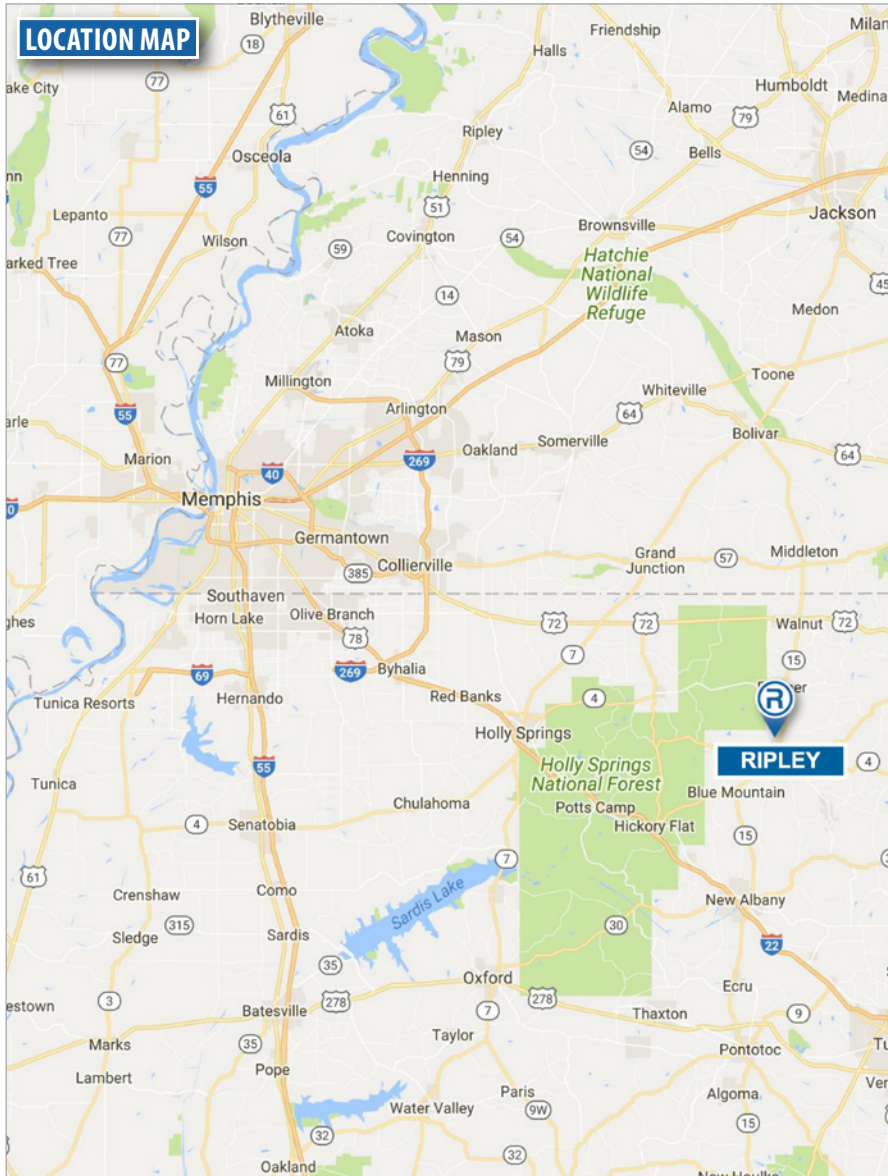
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | [www.theretailcoach.net](http://www.theretailcoach.net)

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