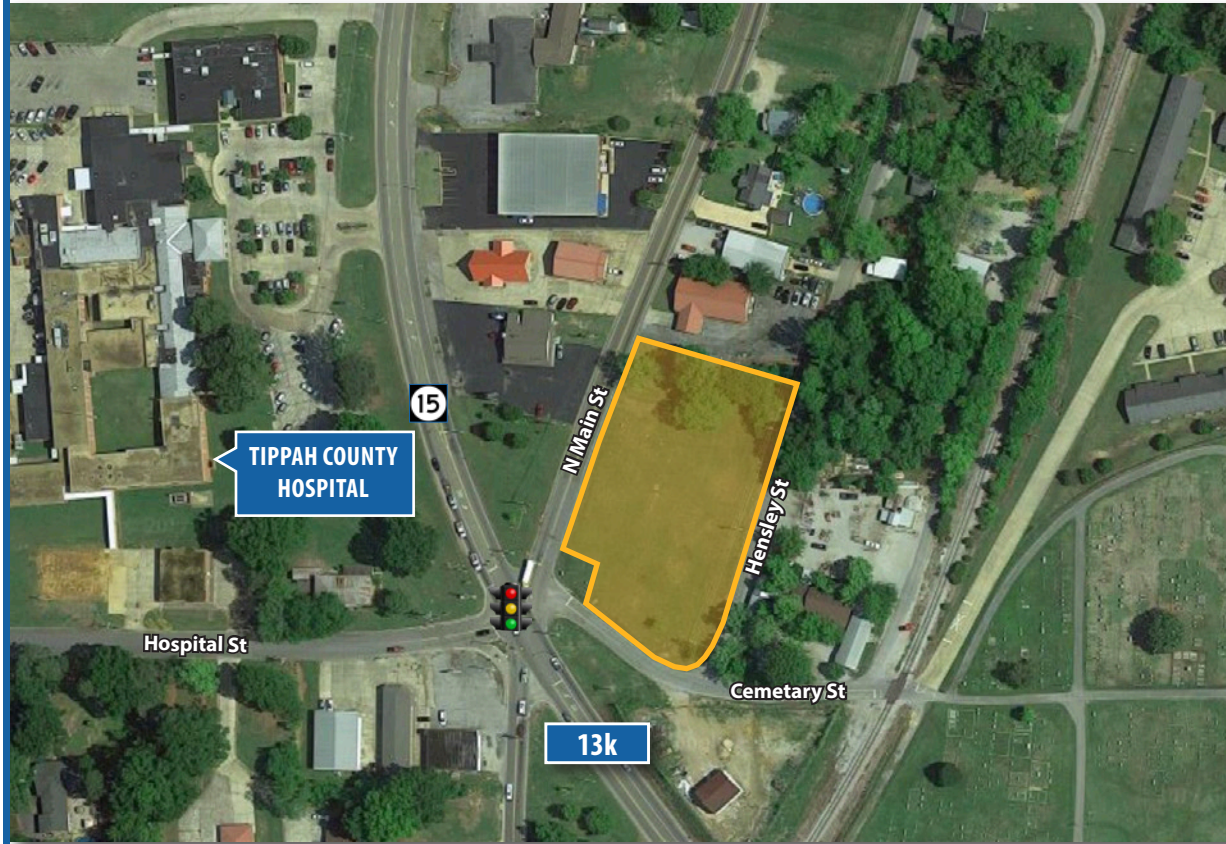




# SITE AVAILABLE | 1.2 ACRES

NEQ of North Main Street and Cemetary Street | Ripley, Mississippi 38663



## AVAILABLE SITE

1.2 acres undeveloped land

## RATE | NNN & PRICE

Available upon request

## TRAFFIC COUNTS

Mississippi Highway 15 - 13,000 AADT

Source: MDOT 2016

## PROPERTY INFORMATION

- Traffic signal visibility from highly trafficked Highway 15, a main travel corridor connecting I-22 and Highway 72
- Nearby future Northeast Mississippi Community College campus in Ripley
- Close proximity to downtown Ripley as well as to other national and regional retailers along Highway 15, and Tippah County Hospital
- 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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662.401.8844

Chris Marsalis, Mayor  
City of Ripley, Mississippi  
chris.marsalis@gmail.com  
662.837.0130

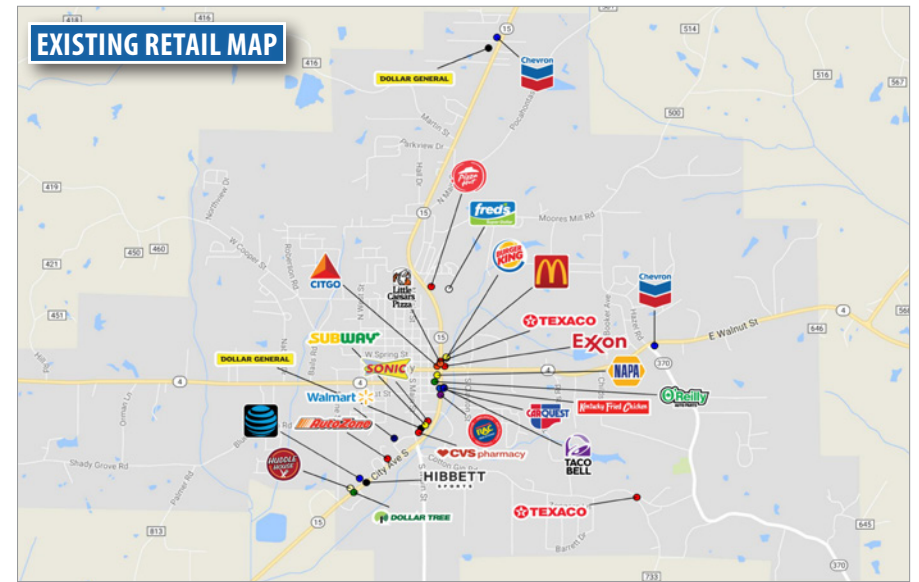
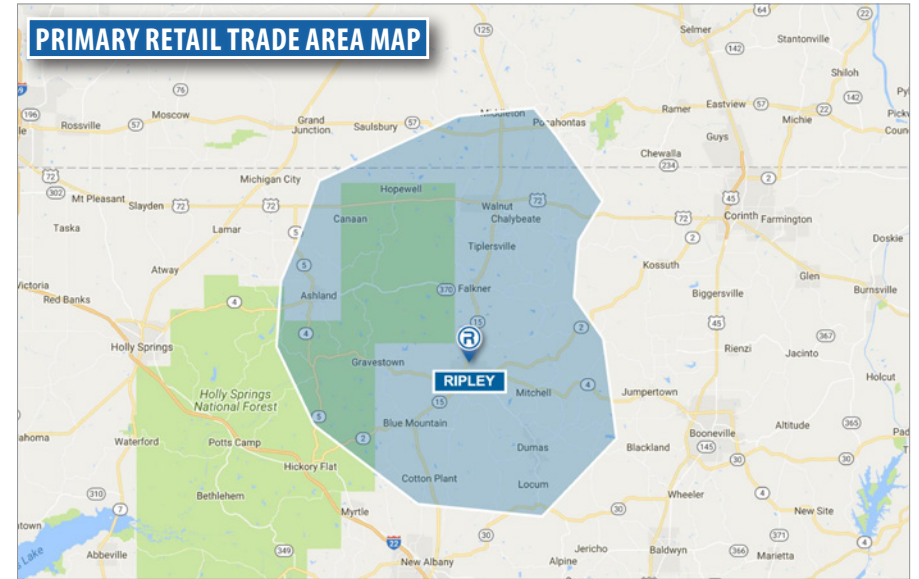
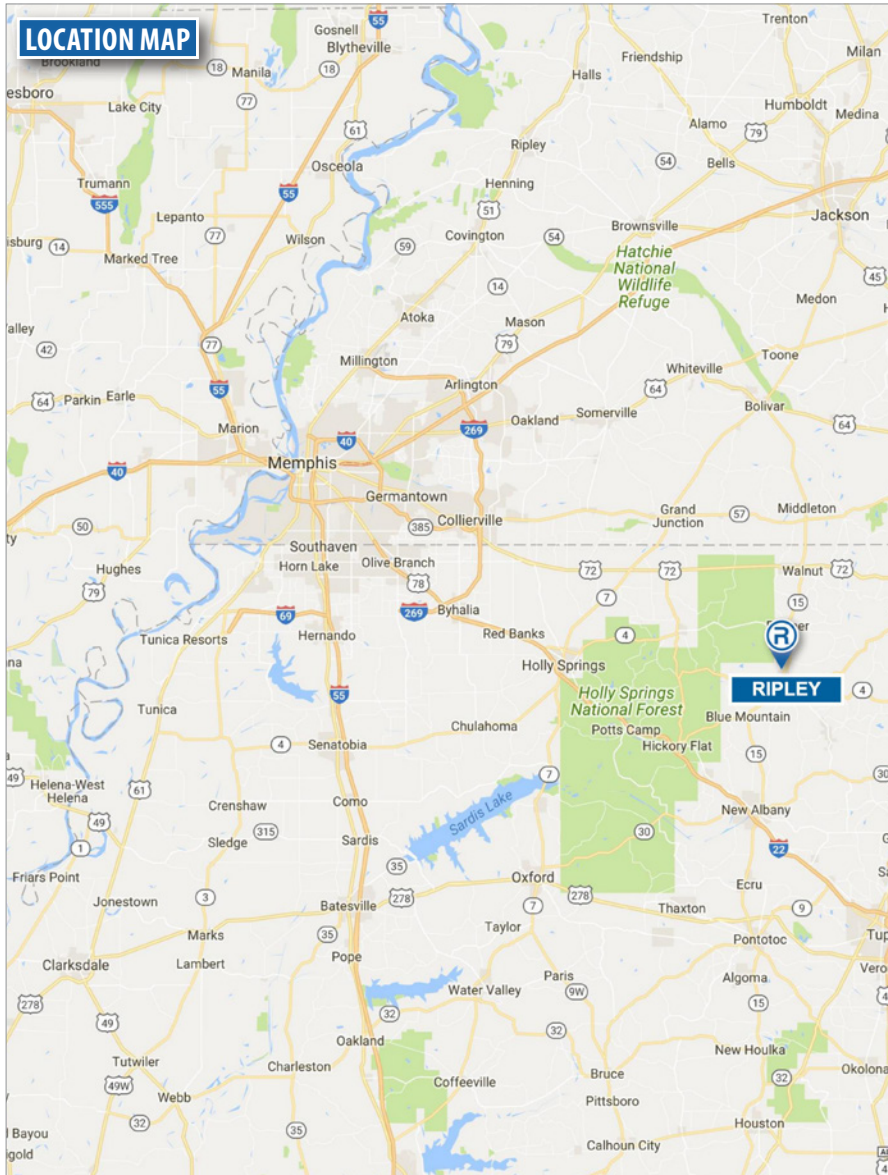
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | [www.theretailcoach.net](http://www.theretailcoach.net)

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