



SITE AVAILABLE | 1.59 ACRES

1401 South Frontage Road | Vicksburg, Mississippi 39180



AVAILABLE SPACE

1.59 Acres

RATES | NNN & PRICE

\$350,000

TRAFFIC COUNTS

Interstate 20 - 39,000 AADT

Halls Ferry Road - 17,000 AADT

Pemberton Square Boulevard - 7,500 AADT

Source: MDOT 2016

PROPERTY INFORMATION

- Highly visible location in heart of Vicksburg's main retail and restaurant corridor, which sits at Exit 1C just off I-20 and with close proximity to Halls Ferry Road
- Other Nearby Retail includes Walgreens, Chick-fil-A, Whataburger, Candlewood Suites, Magnolia Car Wash, Tractor Supply, Big Lots, and many more
- Regional trade area serves approximately 75,000 people
- Designated Opportunity Zone

DEMOGRAPHICS (based on 2018 data)

| Variable | Community Population | Primary RTA |
|-------------------|----------------------|-------------|
| 2018 Population | 22,616 | 66,057 |
| Average HH Income | \$50,436 | \$54,999 |
| Median Age | 37.66 | 38.29 |

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

CONTACT

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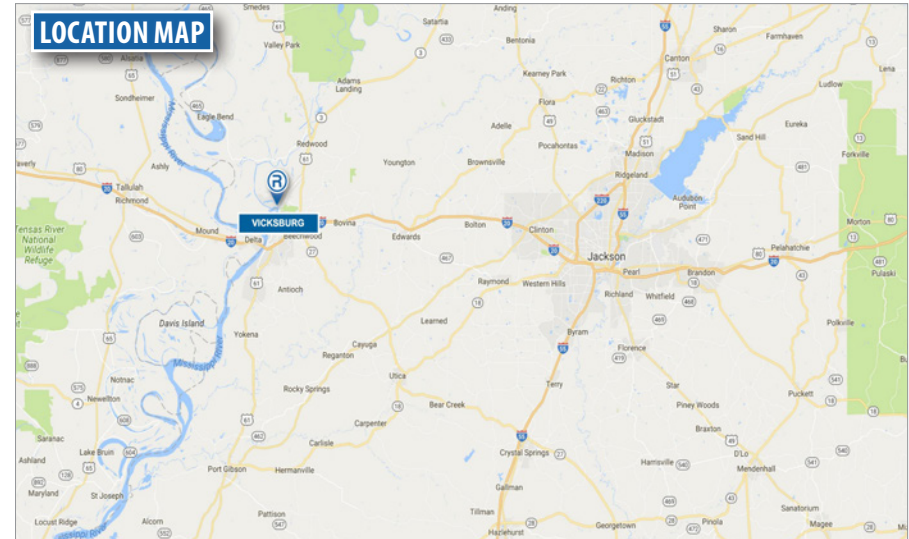
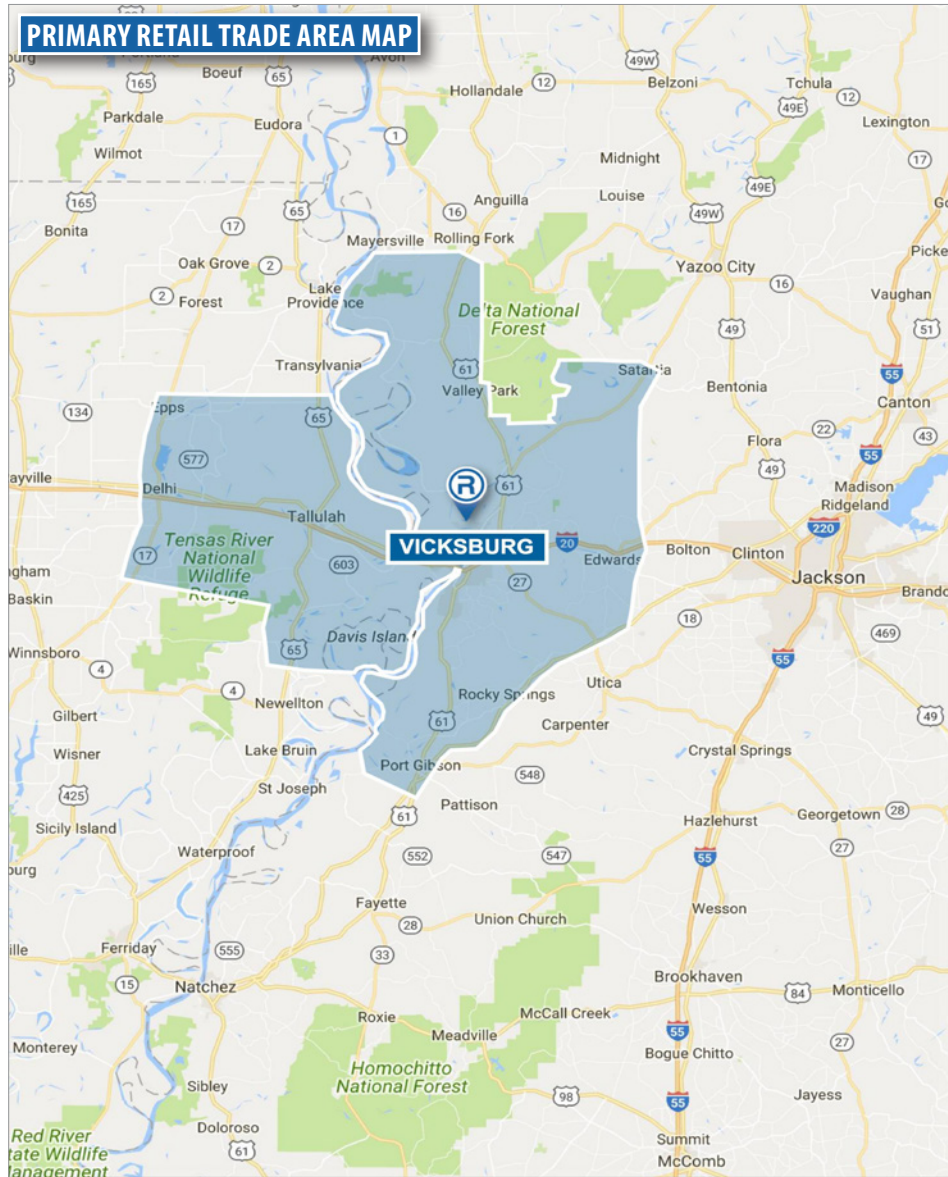
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | www.theretailcoach.net

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