



SITE AVAILABLE | >1 ACRE

3405 Halls Ferry Road | Vicksburg, Mississippi 39180



AVAILABLE SPACE

>1 Acre

RATES | NNN & PRICE

Available upon request

TRAFFIC COUNTS

Interstate 20 - 39,000 AADT

Halls Ferry Road - 17,000 AADT

Pemberton Square Boulevard - 7,500 AADT

Source: MDOT 2016

PROPERTY INFORMATION

- Former bank with 150' of frontage along heavily trafficked Halls Ferry Road, a major travel corridor connecting I-20 to many residential neighborhoods and the U.S. Army Engineer Research and Development Center (ERDC)
- 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

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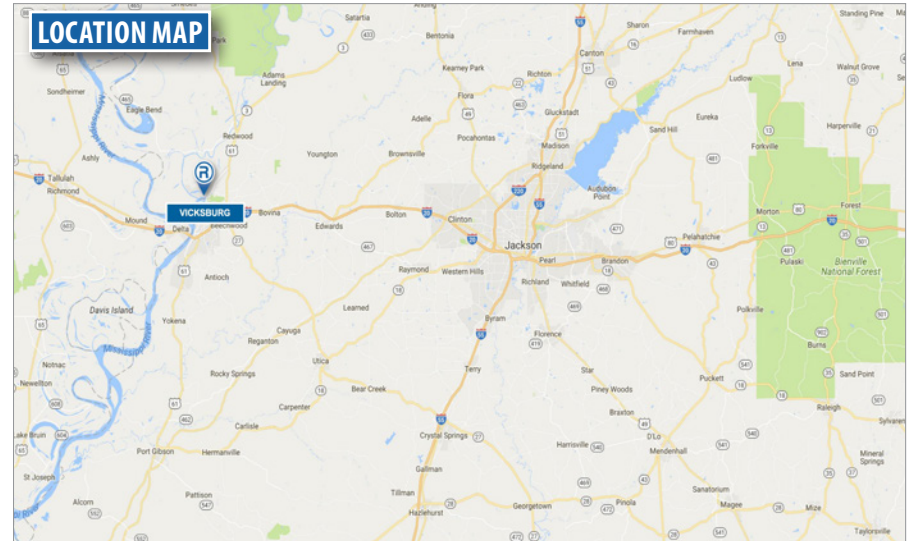
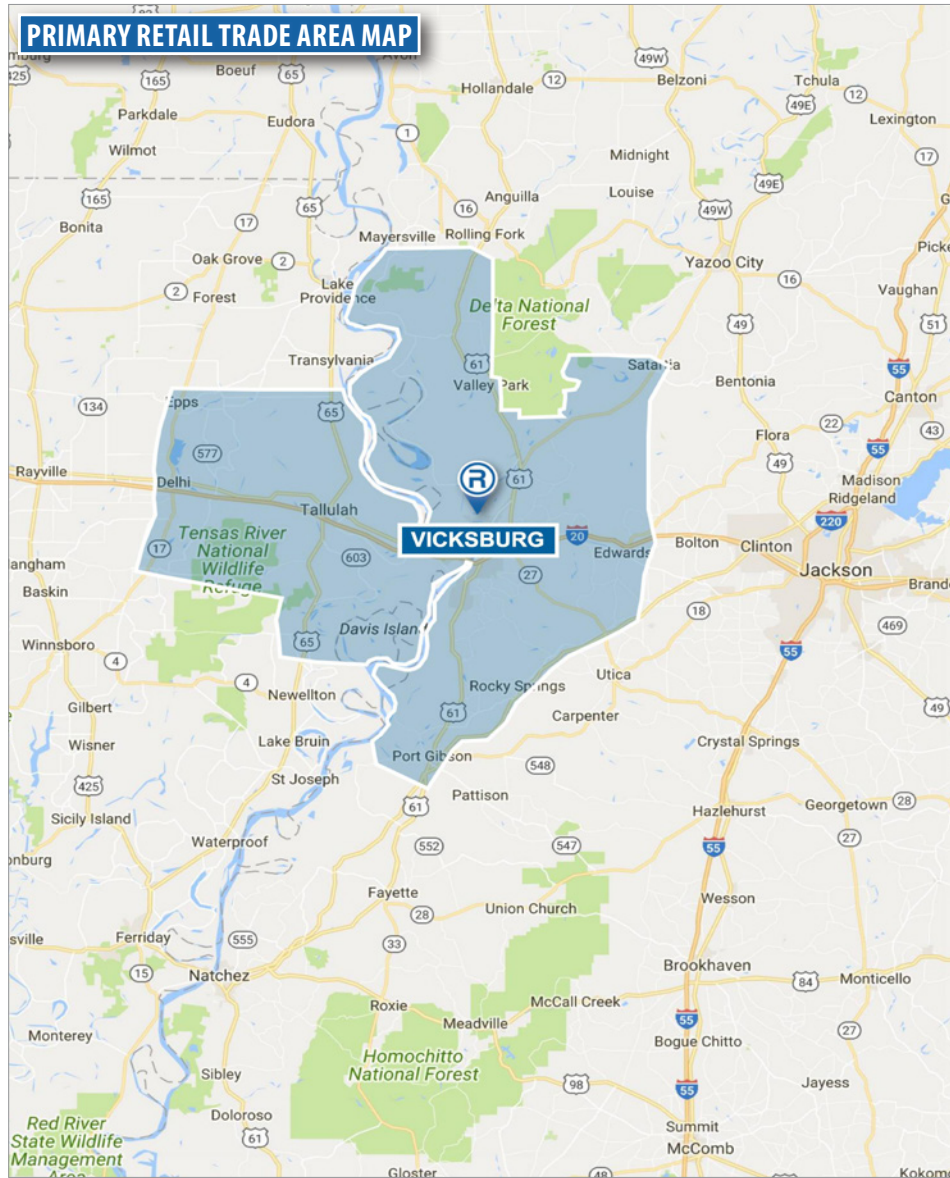
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | www.theretailcoach.net

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