1315 CLAY STREET

VICKSBURG, MS



25,000 Square Feet

Available For Sale or Lease

SALE PRICE: $380,000

LEASE PRICE: $6-10/SF/NNN

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BROKERAGE SERVICES

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AMENITIES & DEMOGRAPHICS

Amenities:

- Lot Size: 1.15 acres
- Facility has 8 roll-up doors
- Building versatility: Can conform to retail, flex/industrial or office use
- Attractive basis for asset repositioning
- Signage opportunity: Pole sign and/or exterior building signage
- 149" of frontage on Clay Street
- 198" of frontage on 1St Street

Traffic Counts:

- Clay Street (Old HWY 80): 11,000 VPD
- I-20: 42,000 VPD
- US HWY 61: 27,000 VPD
- MS HWY 27: 14,000 VPD

Demographics:

Distance	Population	Avg. Household Income	Labor Force
1 mile	5,380	$51,632	96.6%
3 miles	15,957	$71,825	95.1%
5 miles	24,788	$76,382	93.9%



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AMENITIES & SITE MAP



Major Employers:

- Ergon
- International Paper
- Tyson Foods
- Walmart
- US Army Corps of Engineers
- Merit Health River Region
- Unified Brands

Vicksburg offers a variety of attractions, historical sites, museums and outdoor activities. Key attractions include: The Vicksburg National Military Park, the USS Cairo Gunboat Museum, the Lower Mississippi River Museum, Old Courthouse Museum, Old Depot Museum, Catfish Row Museum, and the Vicksburg Civil War Museum.

The Port of Vicksburg supports 2,500 jobs and handles 14 million tons of freight annually. Vicksburg is known for its connectivity as a logistics hub with close proximity to rail (Canadian Pacific Kansas City via Vicksburg Southern Railroad), river (Mississippi River & Yazoo River), and road (I-20 and US-61).

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CONTACT INFORMATION



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