DEVELOPMENT OPPORTUNITY | +/- 3.95 ACRES

3955 Clay Street | Vicksburg, Mississippi 39183



SPACE AVAILABLE

+/- 3.95 Acres

TRAFFIC COUNTS

Clay St - 12,000 AADT

Source: SitesUSA 2026

PROPERTY INFORMATION

- Pluss access and visibility from highly traveled Clay St
- Great restaurant opportunity in one of Vicksburg's primary retail corridors
- Close proximity to national retailers and restaurants

DEMOGRAPHICS (based on 2026 data)

Variable	Community Population	RTA
2026 Population	20,164	67,339
Average HH Income	$79,821	$88,479
Median Age	40.00	40.46

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

CONTACT

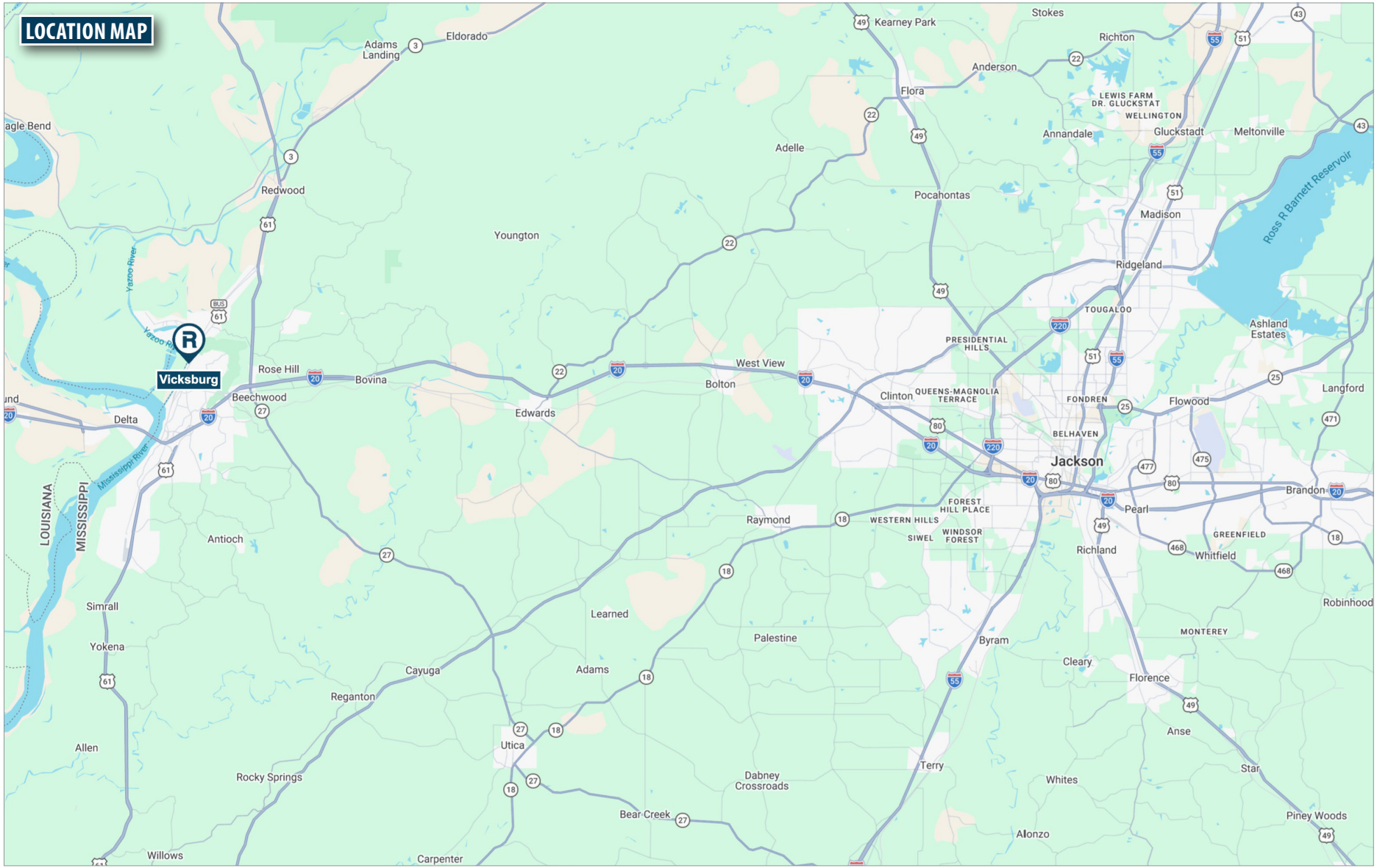
Kyle Cofer, Vice President
The Retail Coach, LLC
kylecofer@theretailcoach.net
662.319.7144

Willis Thompson, Mayor
City of Vicksburg
mayorwillisthompson@vicksburg.org
601.636.3411

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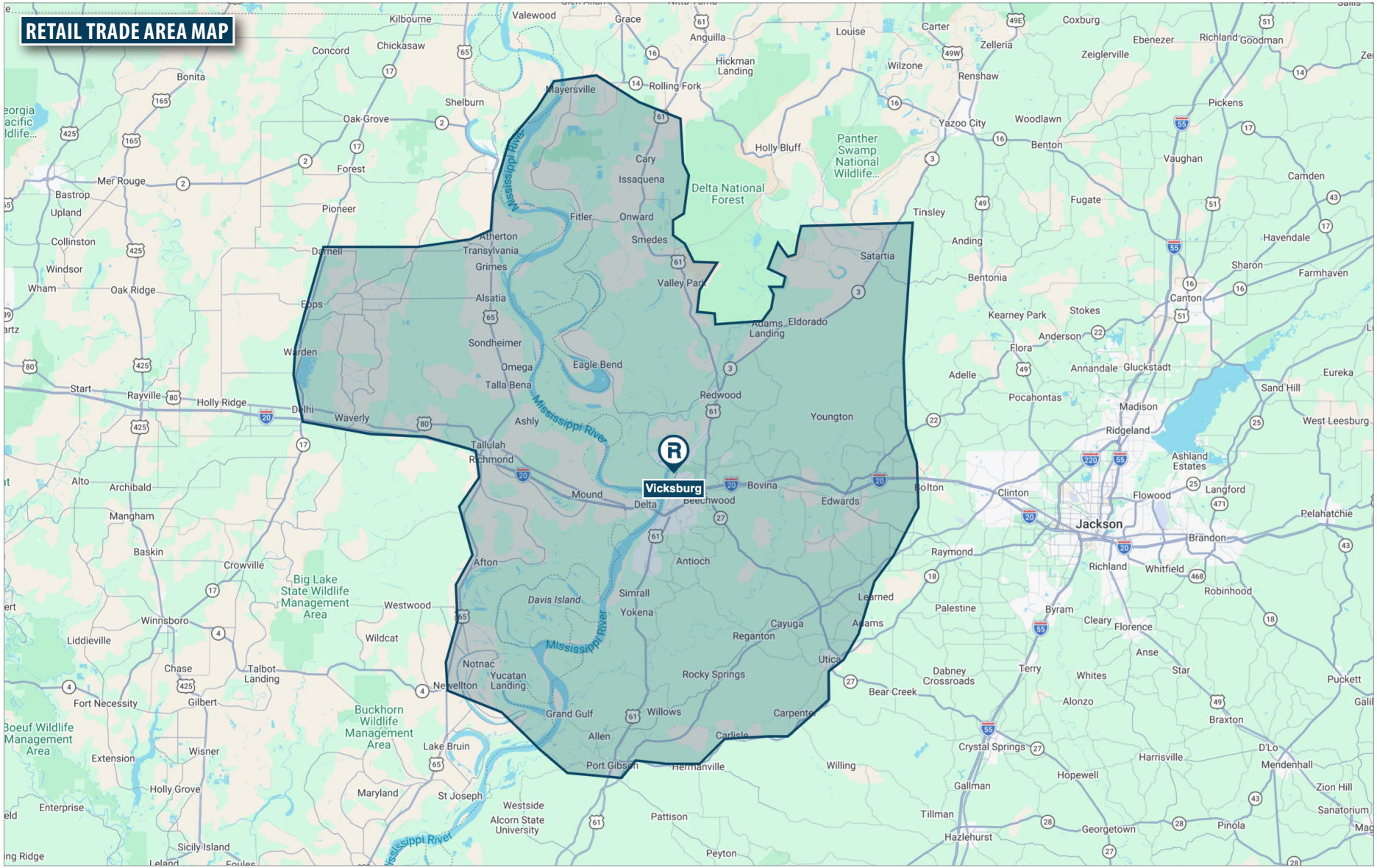


TheRetailCoach® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | www.theretailcoach.net

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