HOTEL OUTLOT DEVELOPMENT OPPORTUNITY | +/- 1.11 ACRES

4105 Clay Street | Vicksburg, Mississippi 39183



SPACE AVAILABLE

+/- 1.11 Acres

TRAFFIC COUNTS

Clay St - 12,000 AADT

Source: SitesUSA 2026

PROPERTY INFORMATION

- Two access points from highly traveled Clay St
- 350ft of frontage
- For sale or lease
- All utilities are on site
- Within walking distance of a brand-new hotel with 515 rooms scheduled to open in December (2026)
- 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

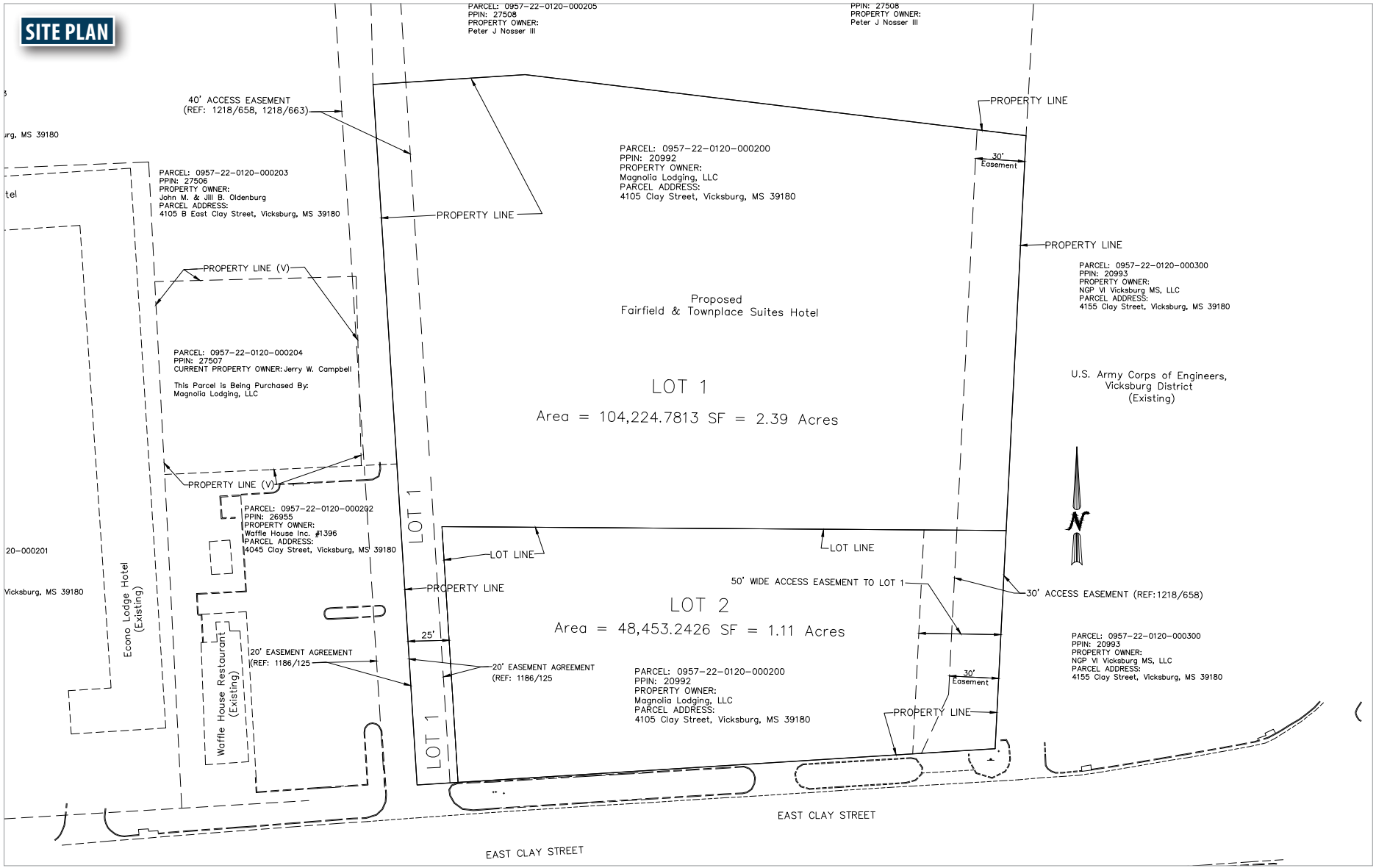
Willis Thompson, Mayor
City of Vicksburg
mayorwillisthompson@vicksburg.org
601.636.3411

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SITE PLAN

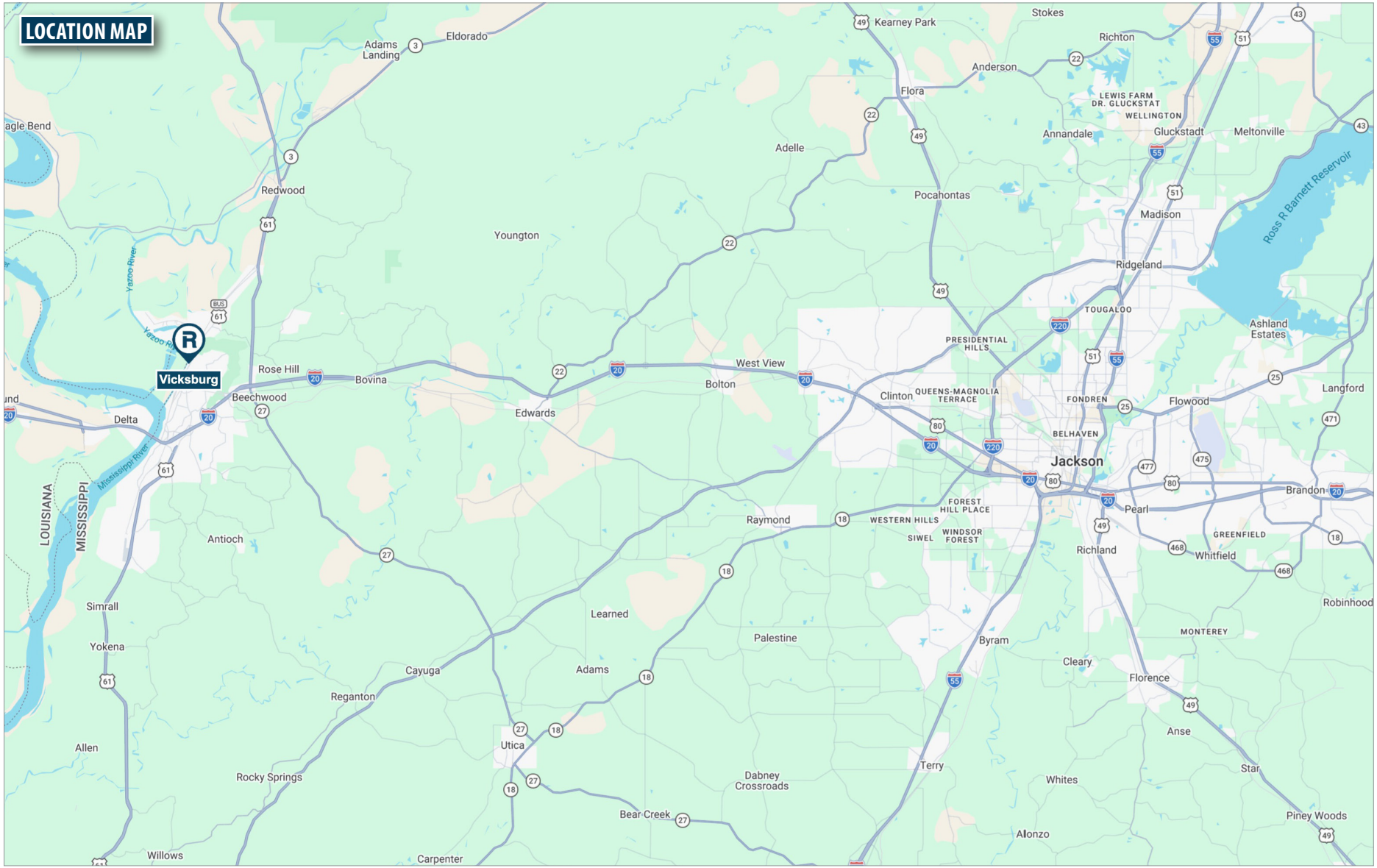


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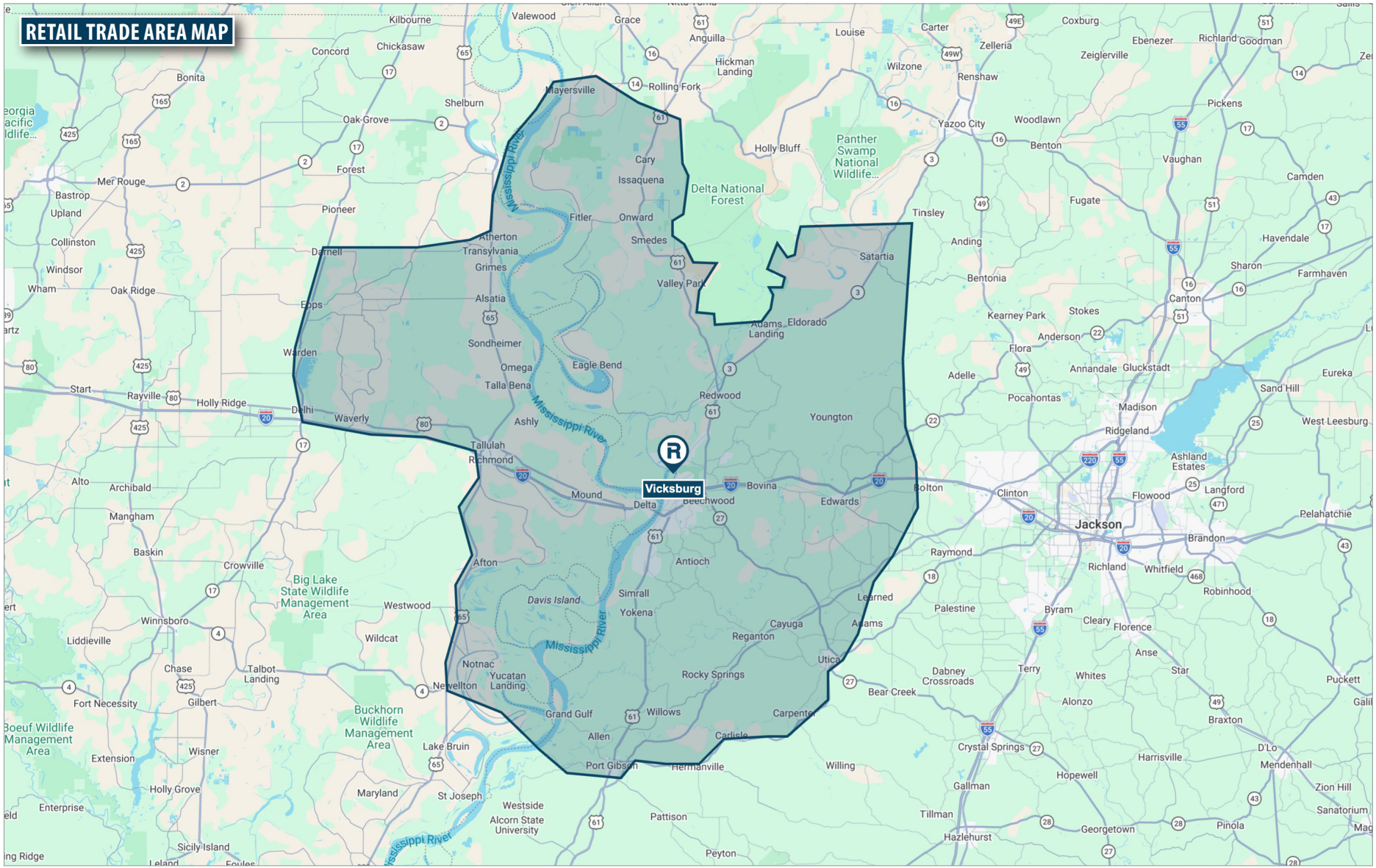


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