DEVELOPMENT OPPORTUNITY | 31.28 TOTAL ACRES

HWY 61 S | Vicksburg, Mississippi 39180



SPACE AVAILABLE

A - 9.21 Acres
B - 8.04 Acres
C - 14.03 Acres

TRAFFIC COUNTS

US - 61 - 13.3k
Source: SitesUSA 2026

PROPERTY INFORMATION

- Contact for pricing
- Great big box/junior box development site in Vicksburg
- Great traffic counts and visibility along US-61
- 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

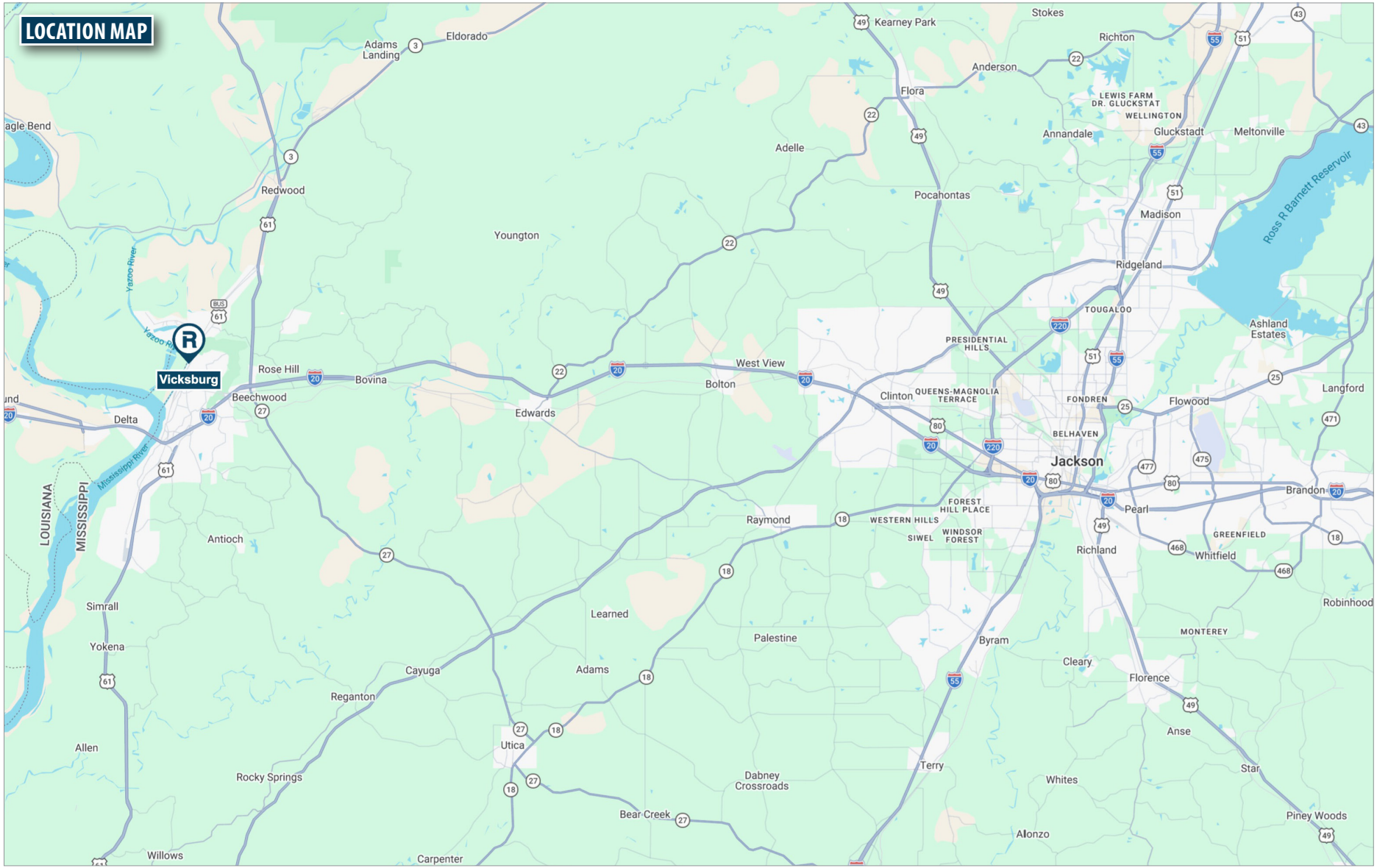
Kyle Cofer, Vice President
The Retail Coach, LLC
kylecofer@theretailcoach.net
662.319.7144

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

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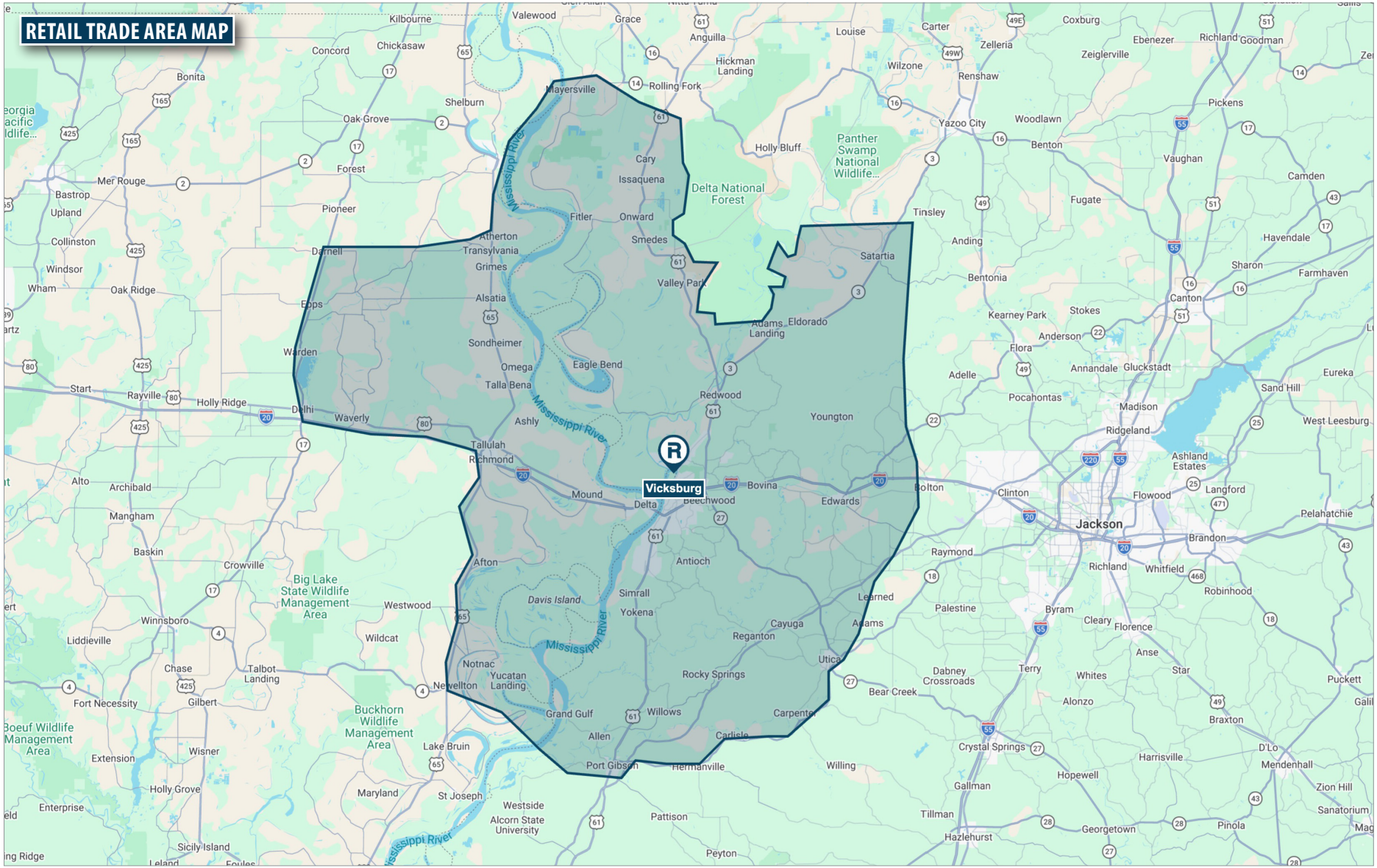


TheRetailCoach® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | www.theretailcoach.net

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