

# FORMER FRED'S

710 Church Rd, Southaven, MS 38671

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

Freestanding building available for lease on Church Road just west of Interstate 55



## PROPERTY HIGHLIGHTS

- 16,000 SF building
- Close proximity to Northwest Community College (2,400 students), Tanger Outlets (70 stores) and the Landers Center, a 8,400 seat multi-purpose arena
- Area retailers include The Great American Home Store, Harley Davidson, Family Dollar, Walgreens, Sonic, Dixie Queen, McDonald's, Burger King, Taco Bell and more
- Traffic Count: Church Road 20,000 AADT

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	7,896	32,704	87,923
Daytime Population	7,055	36,071	79,483
Households	3,391	12,309	31,346
Average HH Income	\$62,312	\$68,541	\$72,596

## EXCLUSIVE AGENT(S)

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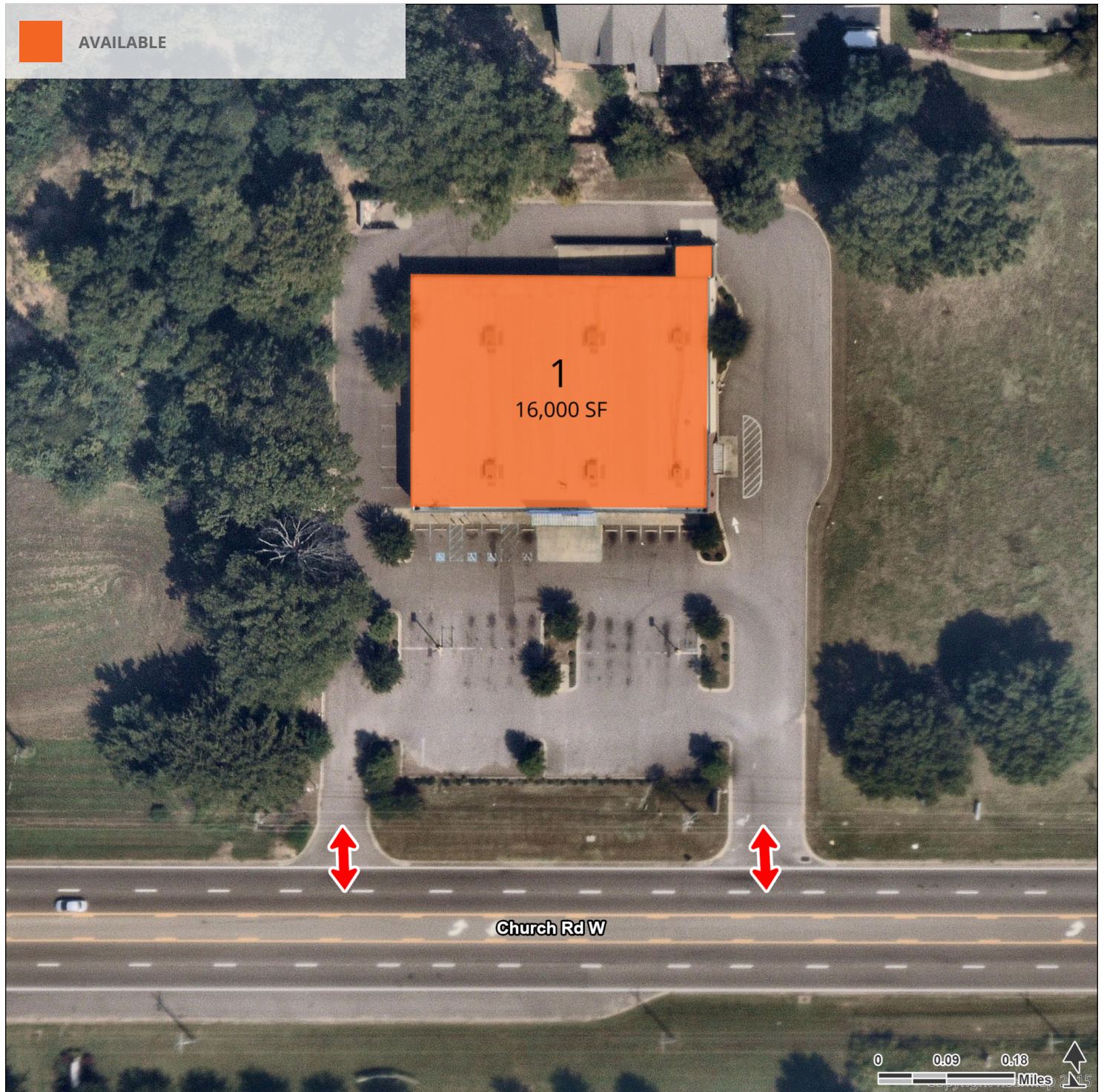




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## SITE PLAN



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