

# DRIVE-THRU RESTAURANT

735 S State St, Clarksdale, MS 38614

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

2,743 SF freestanding restaurant on US Highway 61 available For Sale or Lease

## PROPERTY HIGHLIGHTS

- Clarksdale is approximately 76 miles south of Memphis, Tennessee
- Property is located in Coahoma County which has fifteen markers on the Mississippi Blues Trail
- Home to The Delta Blues Museum and the Juke Joint Festival
- Traffic Count: State St 16,000 AADT

## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Population	17,724	19,203	21,332
Daytime Population	18,333	19,828	21,736
Households	6,467	6,953	7,778
Average HH Income	\$42,974	\$44,942	\$46,263

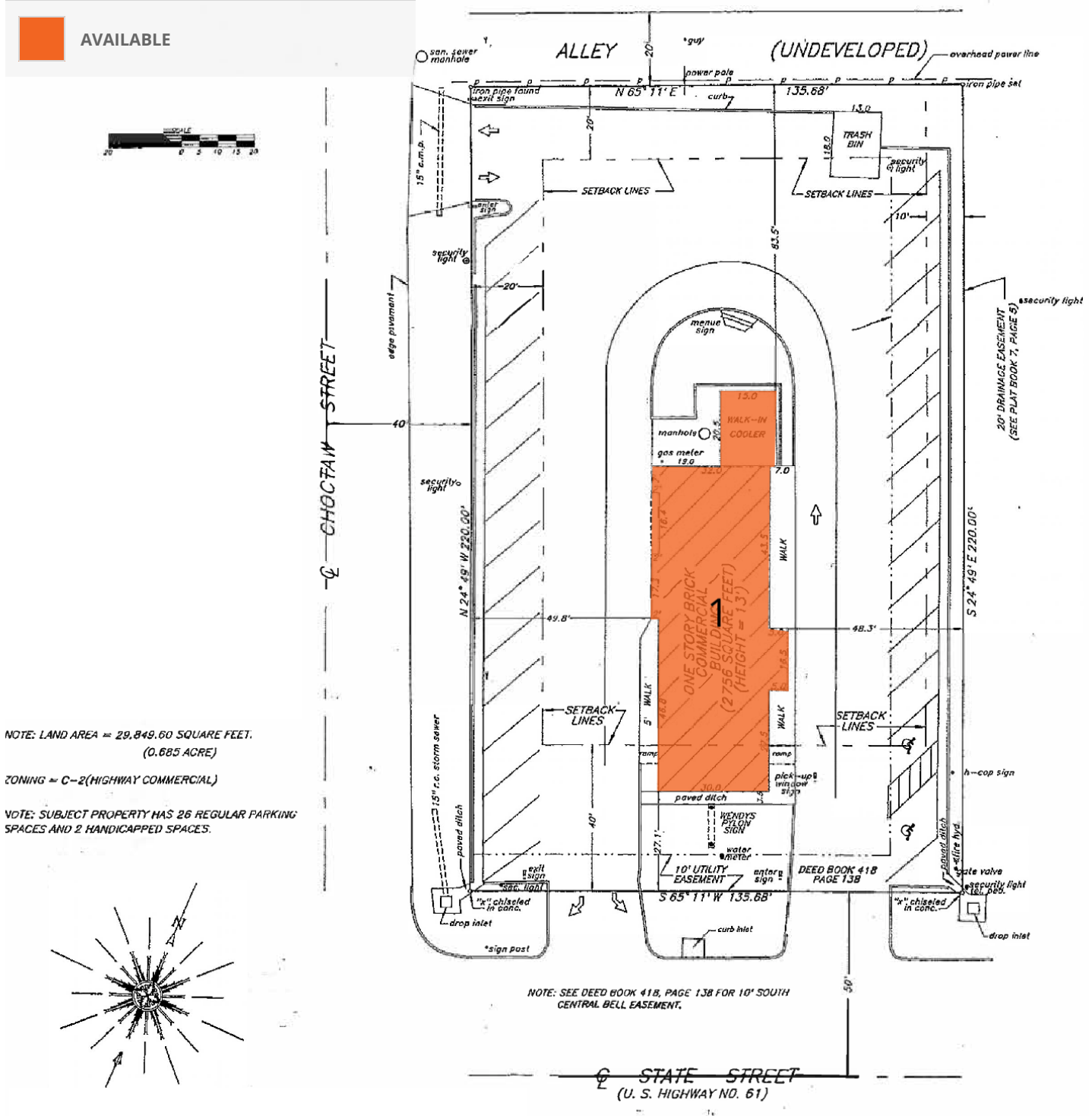
## EXCLUSIVE AGENT(S)

SHAWN MASSEY, CCIM, CRRP, ALC • shawn.massey@tscg.com • 901.334.5702

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## SITE PLAN



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