



FOR SALE
\$695,000

Commercial Land 1.76 AC (1.52 AC Usable)

Lot 3 1.76 AC

Southaven Towne Center

6475 Airways Blvd, Southaven, MS

Commercial Land \$695,000

DESCRIPTION

- One of 2 Lots still available at Southaven Towne Center. This was purchased by Ruby Tuesday and majority of legal and permitting was done accordingly for a single standing Restaurant.
- This amazing piece of land located as out-parcel, hard corner, at Southaven Towne Center with occupancy over 95% and average sales over \$300 per SF.
- This lot would be a great fit for Single standing Restaurant, retail building or can be combined with lot next door to make many more uses available as small strip center, hotel, big retail building, etc.

MATT DEMIR | 904-200-1835 | soin2it@gmail.com

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Southaven Towne Center

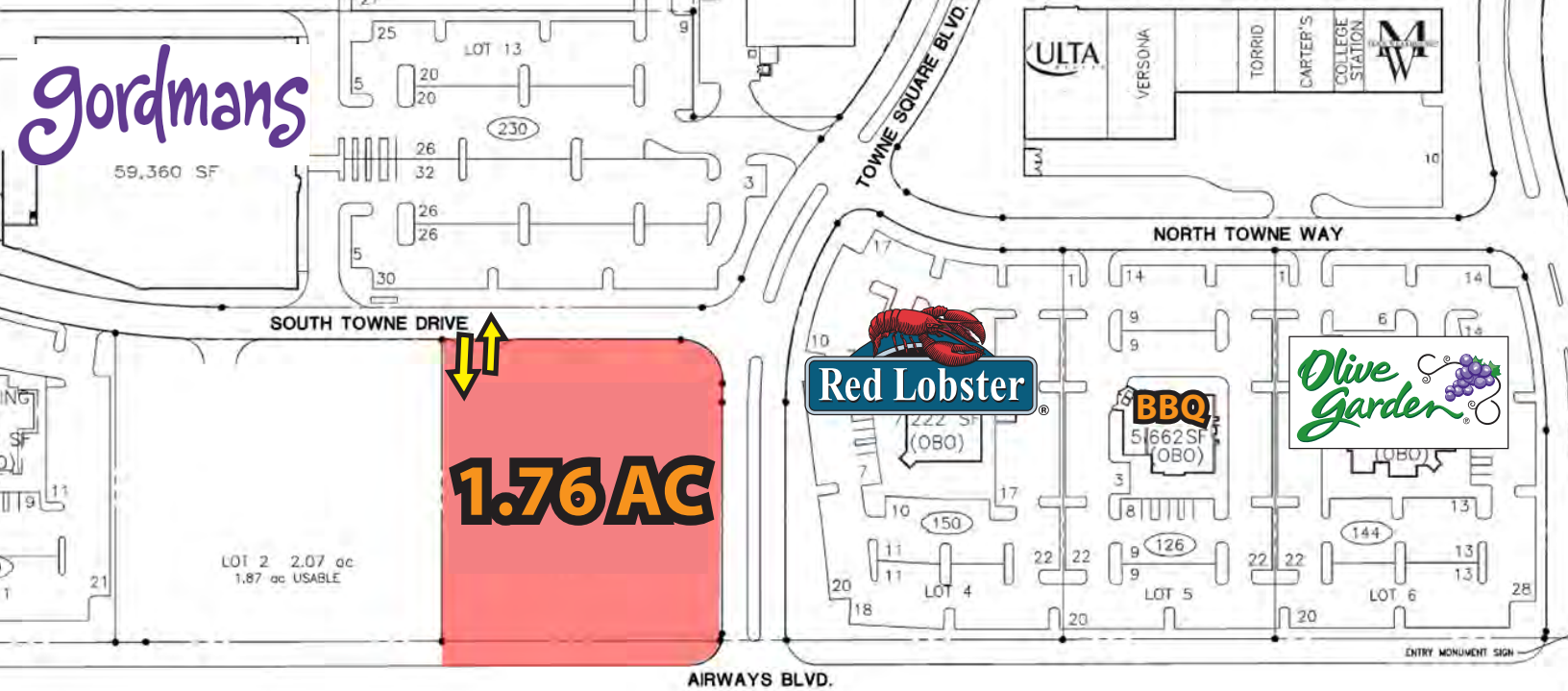
6475 Airways Blvd, Southaven, MS

Commercial Land \$695,000

HIGHLIGHTS

- Lot 3, 1.76 Acres (1.52 Acres Usable)
- Located Off of I-69 with 63,000 AADT and Goodman Rd with 38,000 AADT
- One of 2 Lots still available at Southaven Towne Center which has \$300+ SF in Store Sales.
- Motivated Seller asking way below market price.
- Land Lease option available.
- Located in a popular Southaven Towne Center with Major retails all around the property as Dillard's, Bed Bath Beyond, GNC, Red Lobster, etc.

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34,000 AADT

67,000 AADT

39,000 AADT

Goodman Rd E

Walmart
Save money. Live better.

IHop

Charleys
RESTAURANT • BAR

Sams Club

1.76 AC

Commercial Land 1.76 AC (1.52 AC Usable)

Southaven Towne Center

JCPenney

Dillard's

Gordmans

ZALES

South Works

Hilton Garden Inn

Pier 1 Imports

BED BATH & BEYOND

RACK ROOM SHOES

KIRKLAND'S

DAVID'S BRIDAL

Olive Garden

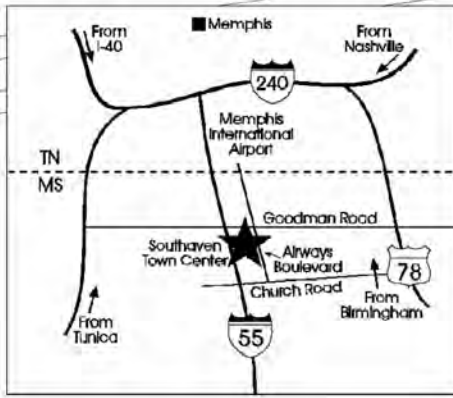
GNC LIVE WELL

ASHLEY FURNITURE LIVING

Red Lobster

Approximately 50 area businesses listed on the Sothaven Towne Center website

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	3,647	48,186	101,843
Daytime Population	3,448	47,531	85,054
Average HH Income	\$67,010	\$65,848	\$67,182
# Of House Holds	1,475	17,753	36,618



SEE LOCATION MAP



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