

# BYHALIA CROSSING

MS Hwy 309 & E Stonewall Rd, Byhalia, MS 38611

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

17 +/- acre commercial development with proposed neighborhood shopping center



### PROPERTY HIGHLIGHTS

- Part of Byhalia Crossing Trade Center (200 +/- acre industrial center)
- Excellent Interstate visibility
- Proximity to the new I-269 Interchange
- Area retailers include: Fred's, AutoZone, M&F Bank, Piggly Wiggly, & Dollar General
- Hwy 78 (25,000 AADT) & MS Hwy 309 (6,800 AADT)

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Population	4,272	10,037	243,880
Daytime Population	39,174	7,714	27,701
Households	1,572	3,614	15,314
Average HH Income	\$47,279	\$51,666	\$76,294

### EXCLUSIVE AGENT(S)

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

# BYHALIA CROSSING

MS Hwy 309 & E Stonewall Rd, Byhalia, MS 38611

## CONCEPT PLAN



SUITE	TENANT NAME	SPACE SIZE
Bldg 1	Available	23,800 SF
Bldg 2	Available	2,800 SF
Bldg 3	Available	10,000 SF
Bldg 4	Available	9,900 SF
Outparcel 1	Available	1.52 Acres
Outparcel 2	Available	3,050 SF
Outparcel 3	Available	3,000 SF

**EXCLUSIVE AGENT(S)**  
 SHAWN MASSEY, CCIM, CRRP, ALC • shawn.massey@tscg.com • 901.334.5702

No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

