

THE VILLAGE SHOPS

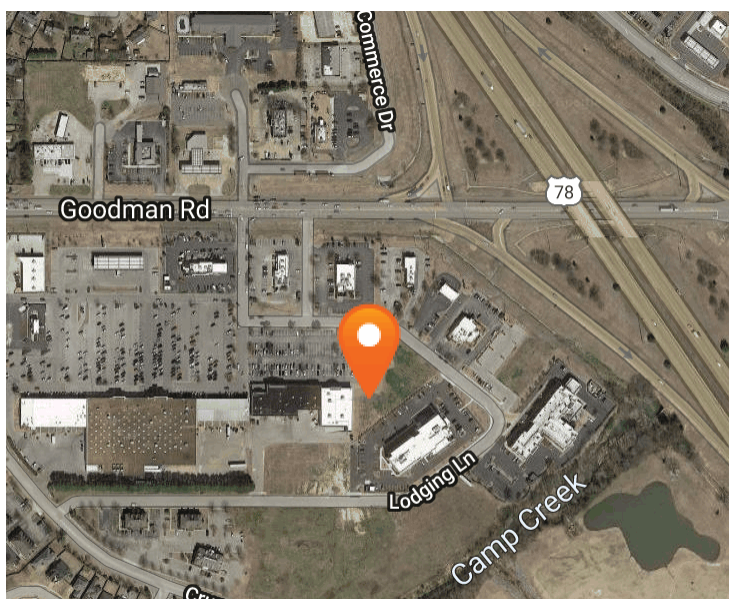
7501 Goodman Rd, Olive Branch, MS 38654

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Junior Anchor Pad Available (1.3 +/- Acres) in an 186,500 SF Kroger anchored neighborhood center



PROPERTY HIGHLIGHTS

- Pad ready site available for up to 11,500 SF of Retail Space
- Possible drive through
- Co-Tenants include: Kroger, PETCO, Sears, Panera Bread, T-Mobile, McDonald's, Subway, Applebee's, Back Yard Burgers and Casa Mexicana
- Traffic Counts: Goodman Rd (37,000 AADT) and US Highway 78 (34,000 AADT)

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Population	34,256	86,388	359,523
Daytime Population	29,415	72,801	404,860
Households	12,371	29,879	132,544
Average HH Income	\$78,392	\$80,998	\$79,040

EXCLUSIVE AGENT(S)

JOHN REED • john.reed@tscg.com • 901.334.5704



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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
1	Available	8,500 SF
2	Available	3,000 SF

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