

AVAILABLE > 26.8 ACRES



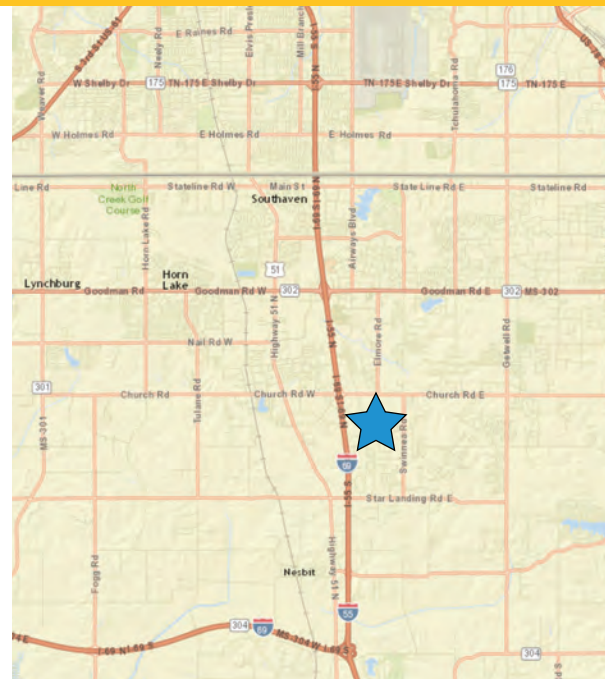
I-55 & Church Road

SOUTHAVEN, MISSISSIPPI 38671 | DESOTO COUNTY



Property Features

- > Two sites for sale: 13.10 and 13.70 acres
- > Great frontage on I-55 and located across the street from Tanger Outlets
- > Possible retail or office use
- > Church road and I-55 exit is primed for an increase in traffic due to the recent Tanger Outlets opening and continued development in the area
- > Minutes from DeSoto Civic Center, the Church Road/I-55 Interchange, Northwest Community College and the Memphis International Airport
- > Traffic Counts:
I-55 at Church Road with 56,000 VPD



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I-55 & Church Road > Aerial



I-55 & Church Road > Demographics

| 2015 Demographic Profile | 1.0 Mile | 3.0 Mile | 5.0 Mile |
|--------------------------|----------|----------|----------|
| Population | 7,088 | 31,582 | 82,644 |
| Households | 2,980 | 11,973 | 29,615 |
| Average Household Income | \$54,327 | \$63,551 | \$63,288 |
| Total Businesses | 126 | 1,324 | 2,613 |
| Total Employees | 1,785 | 18,746 | 32,202 |

Information contained herein was obtained from sources deemed to be reliable. It is submitted subject to errors, omissions, and without warranty.

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