

AVAILABLE > 0.712 ACRE LOT



# Martin Luther King Jr. Blvd. & US Hwy 82

FORMER RUBY TUESDAY LOT, GREENVILLE, MS 38703



## Property Features

The subject property is located across from the Main Stream Mall Shopping center and sits on .712 acres on MS State Hwy 1, also known as Martin Luther King Jr. Boulevard & US Hwy 82. Both the MLK Boulevard and US Hwy 82 are major parts of the MS Delta's transportation network, as it connects to I-55 and other major four-lane highways. In addition, the US Hwy 82 bypass is under construction, providing a transportation route at the southern end and connecting at the new MS River bridge, ending near Leland, MS. The property is located in the heart of the Greenville, MS population and surrounded by heavy rooftops.

- > Located next to Main Stream Mall Shopping Center and close to many fast-food restaurants, including McDonald's, Sonic, Subway, Wendy's and more
- > Corner lot with great ingress/egress
- > Located next to CVS Drug Store
- > Well positioned lot with frontage on Martin Luther King Jr. Blvd.

2014 Demographic Profile		1.0 Mile
Population		10,228
Households		3,604
Average Household Income		\$38,368
Businesses/Employees		643/3,435
		3.0 Miles
Population		29,432
Households		10,862
Average Household Income		\$38,164
Businesses/Employees		2,153/14,346
		5.0 Miles
Population		36,034
Households		13,448
Average Household Income		\$40,757
Businesses/Employees		2,508/16,917

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