

PRIME CORNER OUTPARCEL AVAILABLE

Highway 302 & Old Goodman Rd
OLIVE BRANCH, MS



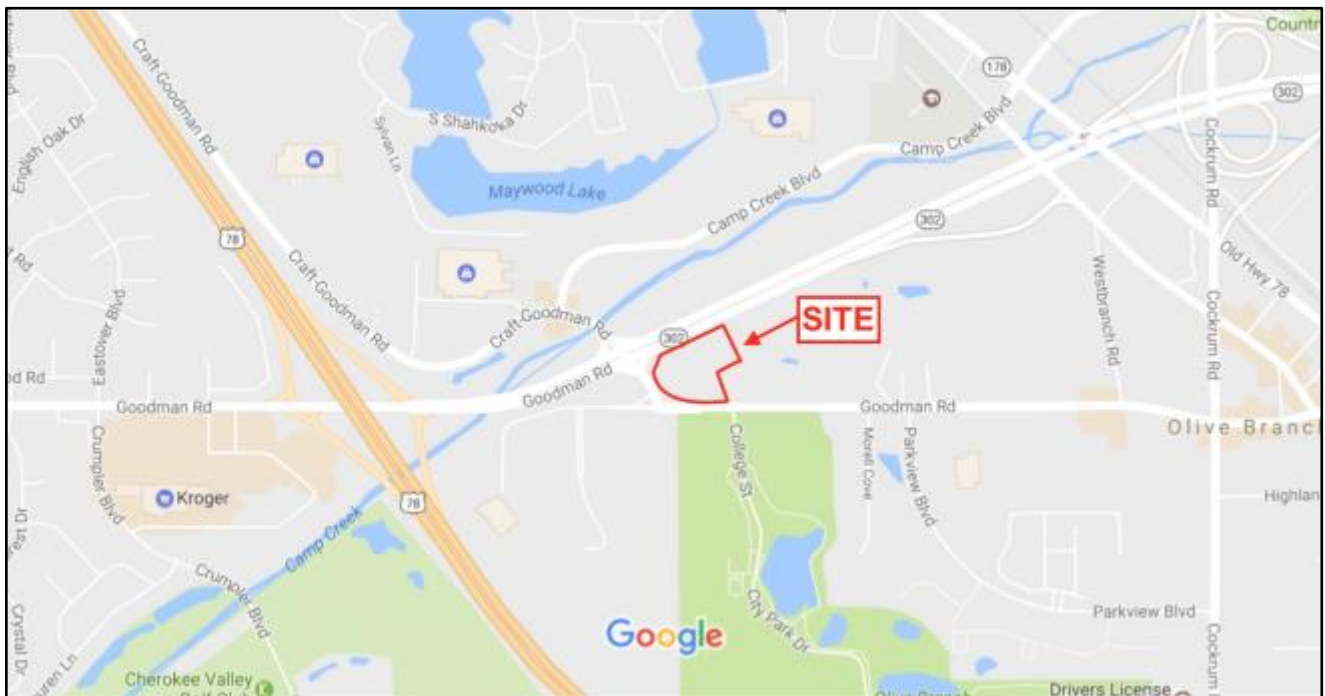
LOCATION	Located at the Southeast corner of Hwy 302 & Old Goodman Rd across from Wal-Mart, Home Depot, LOWE'S & lots of restaurants & retail shops.	
SITE AREA	SEC - 9,450 sf of shops & 1 outparcel containing approx. 1.68 acres	
ZONING	C-2, Highway Commercial District	
SALES PRICE:	\$1,170,000 or \$16/square foot for the outparcel	
TRAFFIC COUNT (2015 ADT)	Hwy 302 between Old Goodman Rd & Germantown	28,000
	Old Goodman between Hwy 302 & City Park Drive	8,200
	I-22 between Hwy 302 & Hwy 305 exits	33,000



2016 Demographics	3-Mile	5-Mile	10-Mile
Population	35,454	83,709	350,682
Avg HH Income	\$72,708	\$74,228	\$72,434
Daytime Population	12,755	29,676	199,223

CONTACT INFORMATION: Charlie Oates/Office 901-763-2050/Cell 901-484-0418

VICINITY MAP



CONCEPTUAL SITE PLAN



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