

PRIME COMMERCIAL LAND FOR SALE

I-20 FRONTAGE RD & WAL-MART/LOWE'S ENTRANCE

MERIDIAN, MS



LOCATION: Next to the Cook Out at 1219 S. Frontage Rd & 16th Ave S, the entrance to Wal- Mart & LOWE'S, & just West of Bonita Lakes Mall with Dillard's, Belk & Regal Theater. Other area retailers & QSRs include McDonald's, Arby's, Burger King, Office Depot, Chick-fil-A, McAlister's Deli, Newk's, Red Lobster, Olive Garden, Outback Steakhouse, Hardee's & KFC. Great visibility from I-20.

DESCRIPTION: 1 acre m/l. 145 feet of frontage on S. Frontage Rd & 300 feet deep. Existing metal bldg containing approx. 15,117 sf & a brick residence containing approx. 2,366 sf. Zoned C-3, Hwy Comm Zoning.

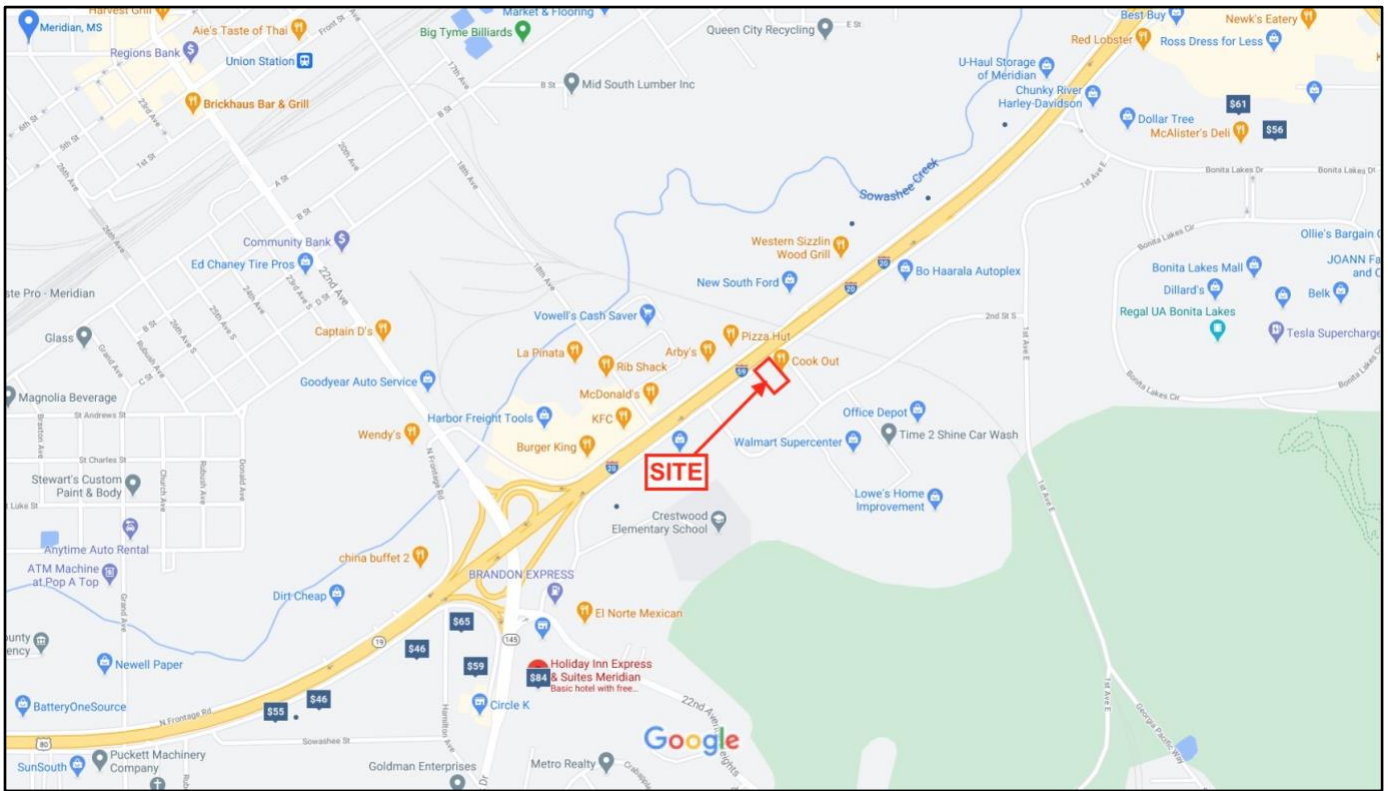
SALES PRICE: Negotiable

TRAFFIC COUNT: I - 20 - 44,000



Demographics	1-Mile	3-Mile	5-Mile
Population	1,256	22,520	39,887
Avg HH Income	\$48,780	\$33,641	\$43,044
Daytime Population	7,200	26,737	35,959

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