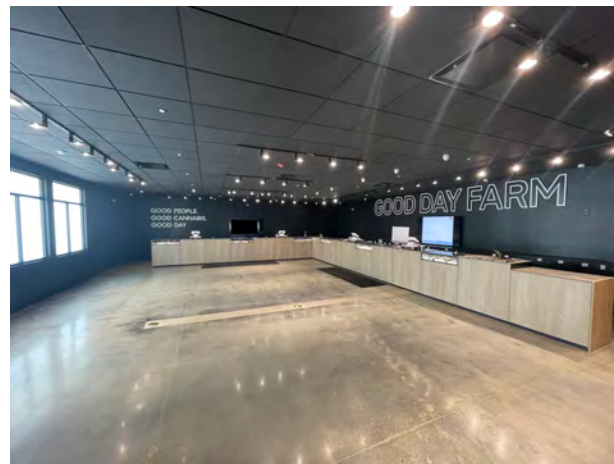
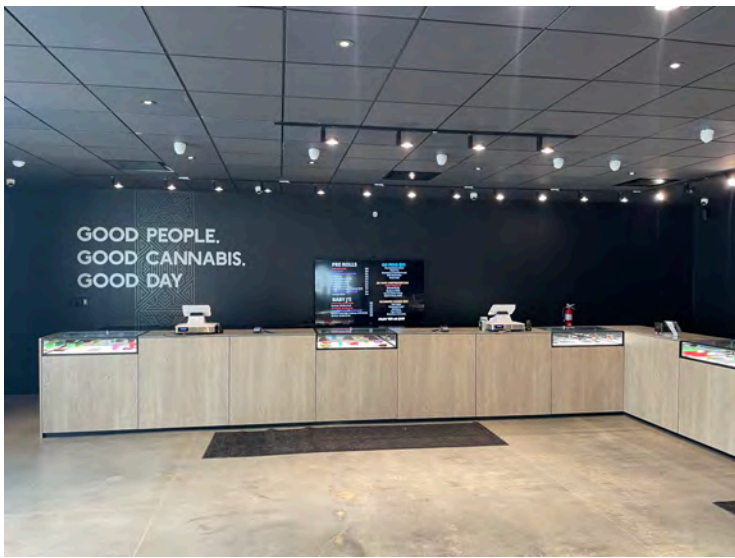


FOR SALE

NNN TENANT IN PLACE
4,856 SQUARE FEET

228.234.5663

**GOOD DAY FARM
DISPENSARY**



The Opportunity

Good Day Farm - Brookhaven, MS

Good Day Farm - Laurel, MS

Investment Overview

PROPERTY

Good Day Farm

ADDRESS

*106 Stribling Drive
Brookhaven, MS 39601*

TENANT	Good Day Farm
GUARANTOR	Mississippi Dispensary Investments 2, LLC
BUILDING SIZE	4,856 SF
LAND SIZE	0.98 AC
YEAR BUILT	2015
RENT COMMENCEMENT	October 1, 2022
LEASE EXPIRATION	September 30, 2029
LEASE TERM REMAINING	7 Years
OPTIONS REMAINING	Five, 5-Year
LEASE TYPE	NNN
NOI	\$87,602.24
RENT INCREASES	2% Annually
RENT PER SQUARE FOOT	\$18.04

Pricing

	CAP RATE	VALUE (\$)	VALUE (PSF)
List Price	7.3%	\$1,200,000	\$247

Demographics

	1-MILE	3-MILE	5-MILE
Growth '22-'27	0.33%	0.21%	0.23%
2022 Population	1,215	11,587	16,671
Growth '20-'22	0.55%	0.07%	-0.19%
Avg HH Income	\$107,590	\$64,812	\$65,430

Traffic Counts

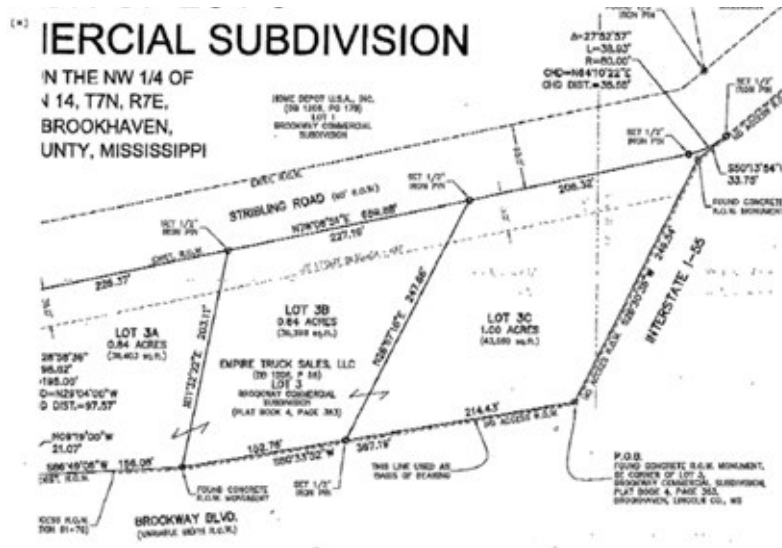
	VPD
Brookway Blvd	23,150
I-55	26,450
Hwy 51 N	14,300

Property Details

- Building Size: 4,856 square feet
- Built in 2015
- Former Restaurant
- Lot 3C-One Acre Site
- 100' Tall Interstate Pylon on Property Included in Sale
- Visible from Interstate 55
- Median Family Income: \$40,018
- Exit #40 from Interstate 55
- Traffic Counts for I-55: 23,000 VPD



Property Survey



"If you are not willing to risk the usual, you will have to settle for the ordinary." - Jim Rohn

Investment Overview

PROPERTY

Good Day Farm

ADDRESS

*310 South 16th Avenue
Laurel, MS 39440*

TENANT

Good Day Farm

GUARANTOR

Mississippi Dispensary Investments 3, LLC

BUILDING SIZE

4,856 SF

LAND SIZE

0.98 AC

YEAR BUILT

2015

RENT COMMENCEMENT

October 1, 2022

LEASE EXPIRATION

September 30, 2029

LEASE TERM REMAINING

7 Years

OPTIONS REMAINING

Five, 5-Year

LEASE TYPE

NNN

NOI

\$87,602.24

RENT INCREASES

2% Annually

RENT PER SQUARE FOOT

\$18.04

Pricing

	CAP RATE	VALUE (\$)	VALUE (PSF)
List Price	7.3%	\$1,200,000	\$247

Demographics

	1-MILE	3-MILE	5-MILE
Growth '22-'27	0.36%	0.32%	0.33%
2022 Population	4,416	17,195	28,249
Growth '20-'22	-0.36%	-0.64%	-0.65%
Avg HH Income	\$56,072	\$54,947	\$58,324

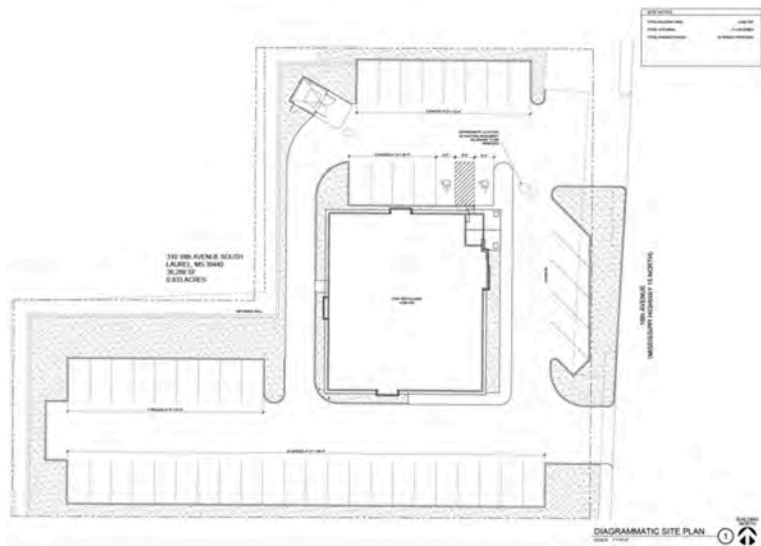
Traffic Counts

	VPD
16th Ave	28,900
I-59	33,500
5th St	16,100

Property Details

- Building Size: 4,856 square feet
- Built in 2015 Renovated in 2022
- One of Six Good Day Farm Locations in MS
- 30 Total Locations in AR, MS and MO
- Monument Sign on 16th Avenue
- Median Family Income: \$40,283
- Traffic Counts for 16th Avenue: 31,000 VPD
- Traffic Counts for Interstate 55: 75,000 VPD
- South Central Regional Medical Center has 1,500 employees and is 0.33 miles from site

Property Survey



“Success is the sum of small efforts, repeated day-in and day-out.” - Robert Collier

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Contact