

RETAIL PROPERTY FOR LEASE



**2851 U.S. 49**  
FLORENCE, MS 39073

**Sterling McCool, CCIM**  
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## LOCATION DESCRIPTION

Strategically located freestanding retail building with Highway 49 frontage. The location offers excellent visibility to over 31,000 vehicles per day and is located amongst a variety of other retailers and successful business owners. This growing area offers a wide range of attractions, including shopping centers, dining destinations, and recreational facilities which cater to the needs of residents and visitors. The availability of this property offers an opportunity to tap into the bustling Florence business community which stands amongst the best that the Jackson metropolitan area has to offer.

## PROPERTY HIGHLIGHTS

- High traffic location with great visibility
- Modern and well-maintained building
- Open and customizable interior
- Growing business community
- Ample parking available

## PROPERTY DESCRIPTION

This freestanding building is 6000 square feet of open clear span retail space with ample parking and accessibility. The property showcases a contemporary design with a highly customizable interior which is suited for a large range of potential businesses. Signage visibility from this location is outstanding. Elevate your brand's presence and captivate customers with this remarkable opportunity to lease a standout space in a high-traffic location in a growing community.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$12.00 SF/yr (NNN)
<b>Available SF:</b>	6,000 SF
<b>Lot Size:</b>	0.71 Acres
<b>Stories:</b>	1
<b>Year Built:</b>	2010
<b>Monthly Rent:</b>	\$6000 + NNN
<b>Parking Space:</b>	43
<b>Parking Ratio:</b>	7
<b>Zoning:</b>	C-3
<b>Traffic Count:</b>	31,000 VPD
<b>Market:</b>	Jackson MSA
<b>Sub-market:</b>	Florence

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ADDITIONAL PHOTOS



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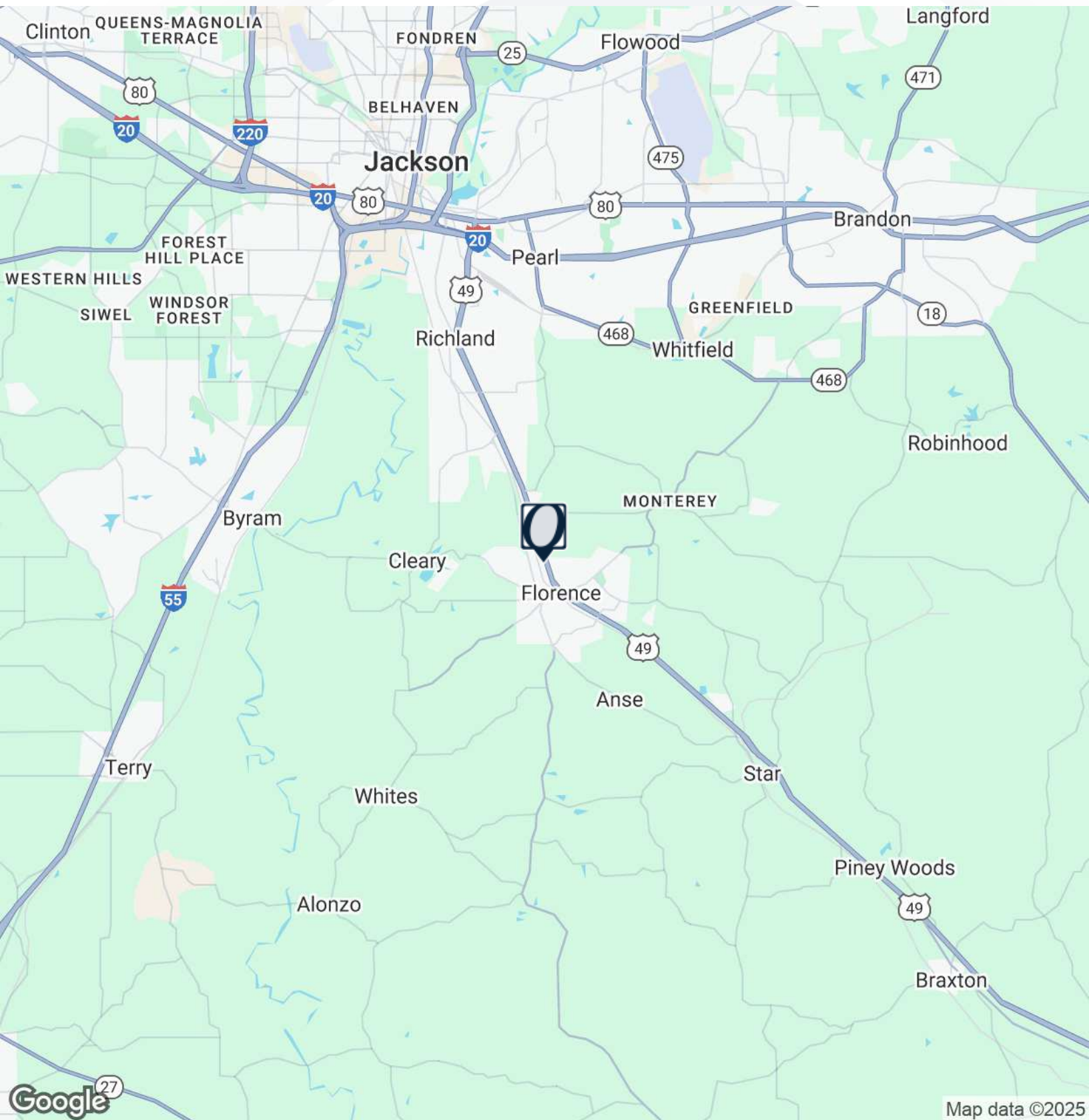


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LOCATION MAP

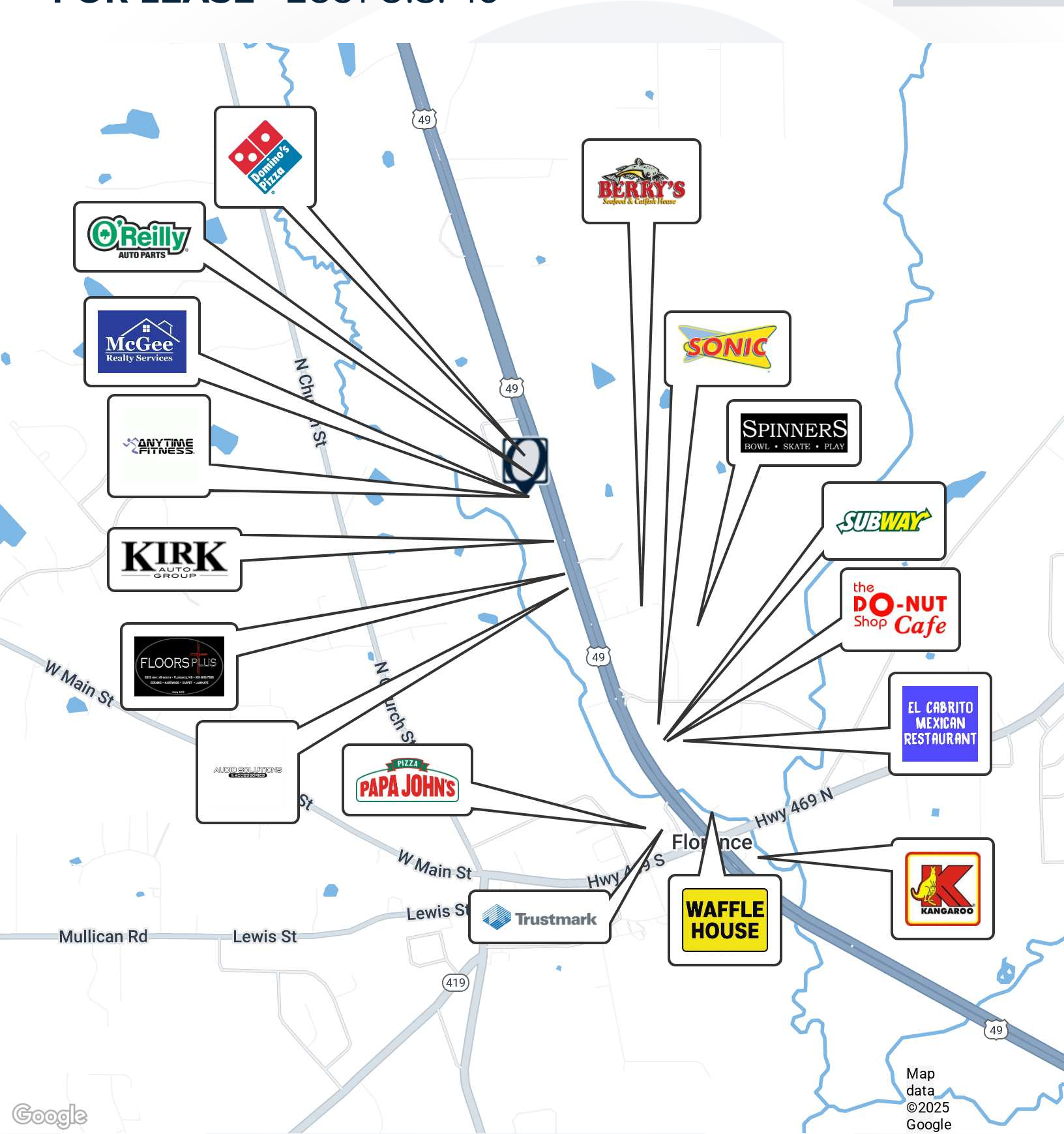


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RETAIL MAP

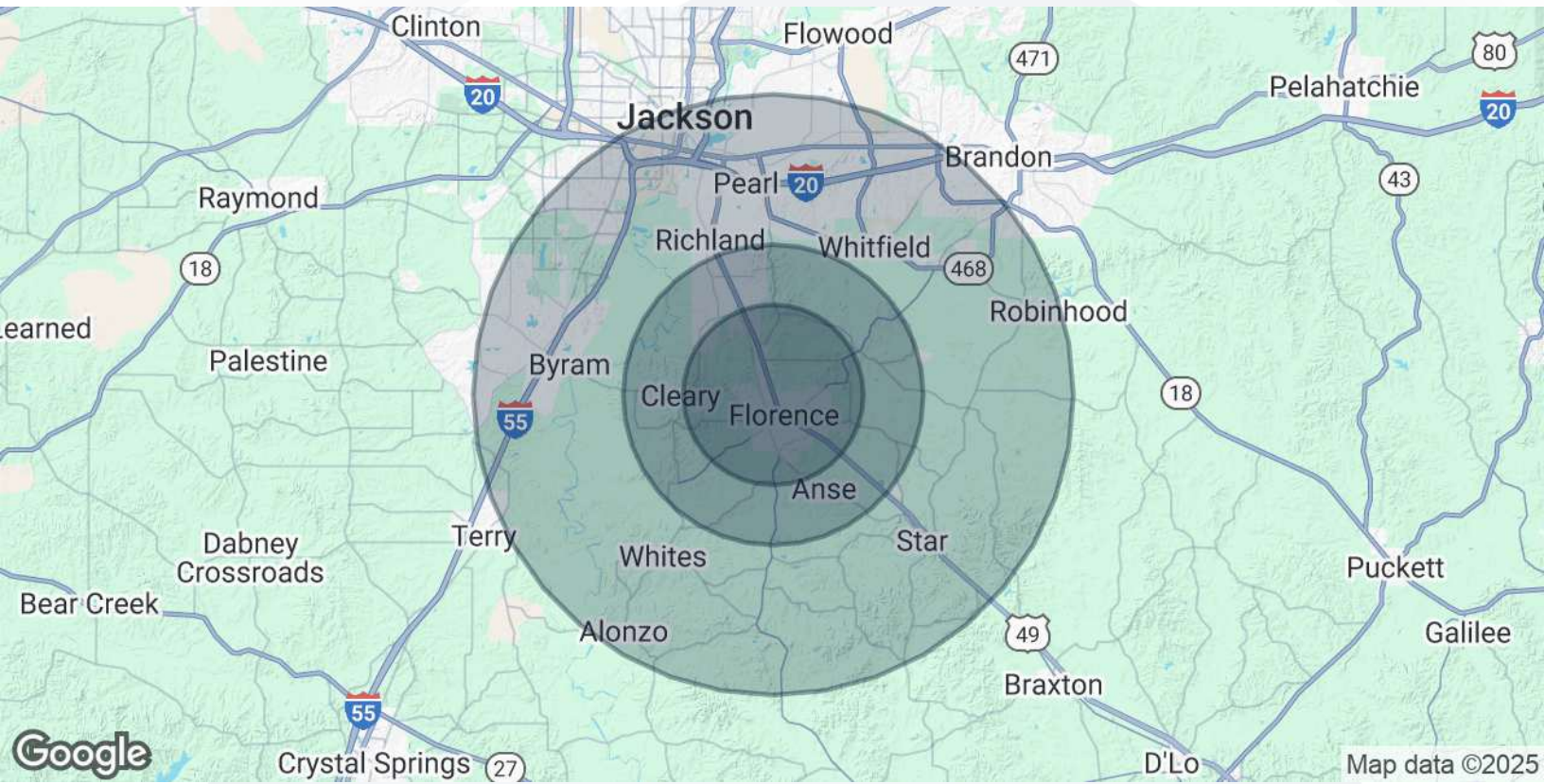


Google

Map data ©2025 Google

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	11,474	21,071	80,891
Average Age	40	40	39
Average Age (Male)	39	38	38
Average Age (Female)	41	41	40
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,300	7,890	30,381
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$83,783	\$80,325	\$74,963
Average House Value	\$225,048	\$210,851	\$191,420

Demographics data derived from AlphaMap

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