



AVAILABLE SUB-LEASE

6830 Goodman Rd. | Olive Branch, MS 38654



PRIME GOODMAN ROAD FRONTAGE
7,000 SF | Freestanding Retail Building

GILL
PROPERTIES

FOR MORE INFORMATION:

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PROPERTY FEATURES



6830 Goodman Rd.
Olive Branch, MS 38654



Freestanding
7,000 SF | .97 AC



Pylon Signage



25 Surface Spaces



Zoned: Commercial



High Traffic Area &
Great Area
Demographics



\$18 PSF Sublease Expires: 09/2031

* Option to Purchase or Re-lease at Sublease Expiration * Rent Ask is Below Market

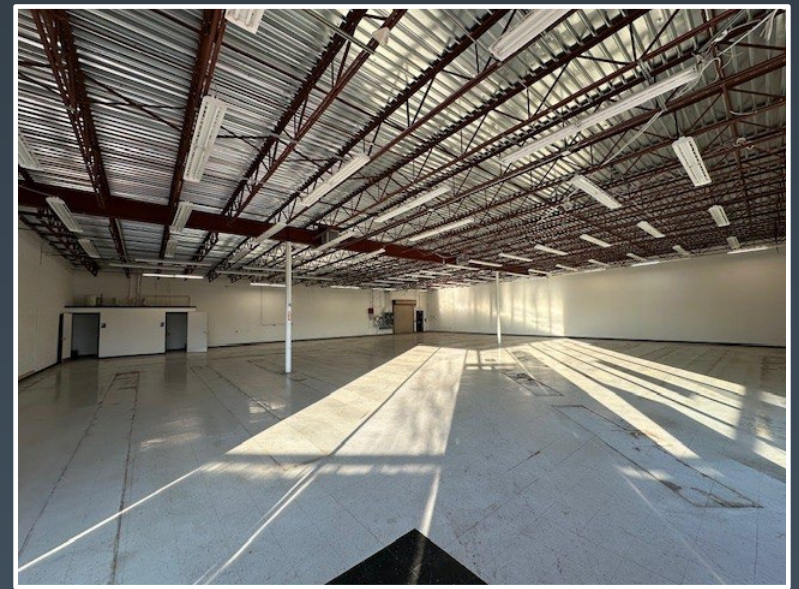
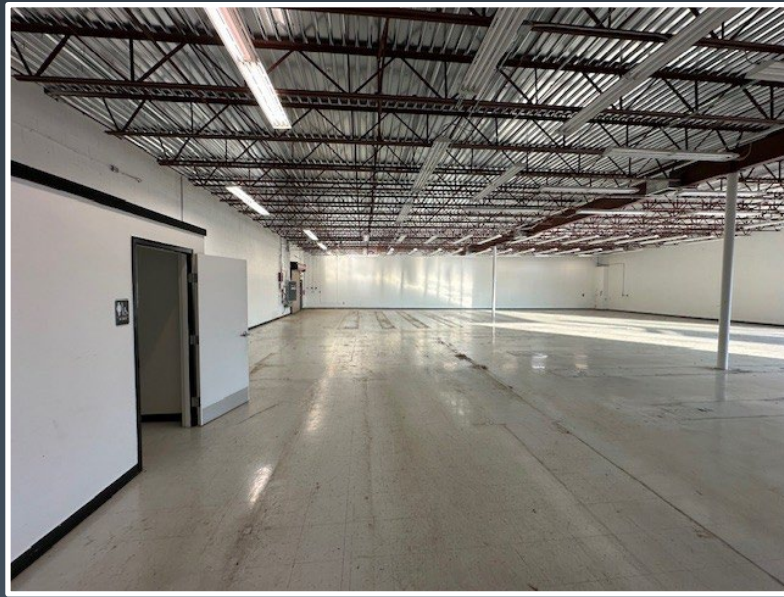
TRADE AREA: Memphis, TN-MS-AR | Submarket: DeSoto County, MS

- ✓ **Growing population** with strong household formation
- ✓ **Above-average incomes** for Mississippi — raising retail spend potential
- ✓ **Strategic location** near Memphis driving logistics, commuting, and retail traffic
- ✓ **Healthy retail sales base** and diverse employment mix

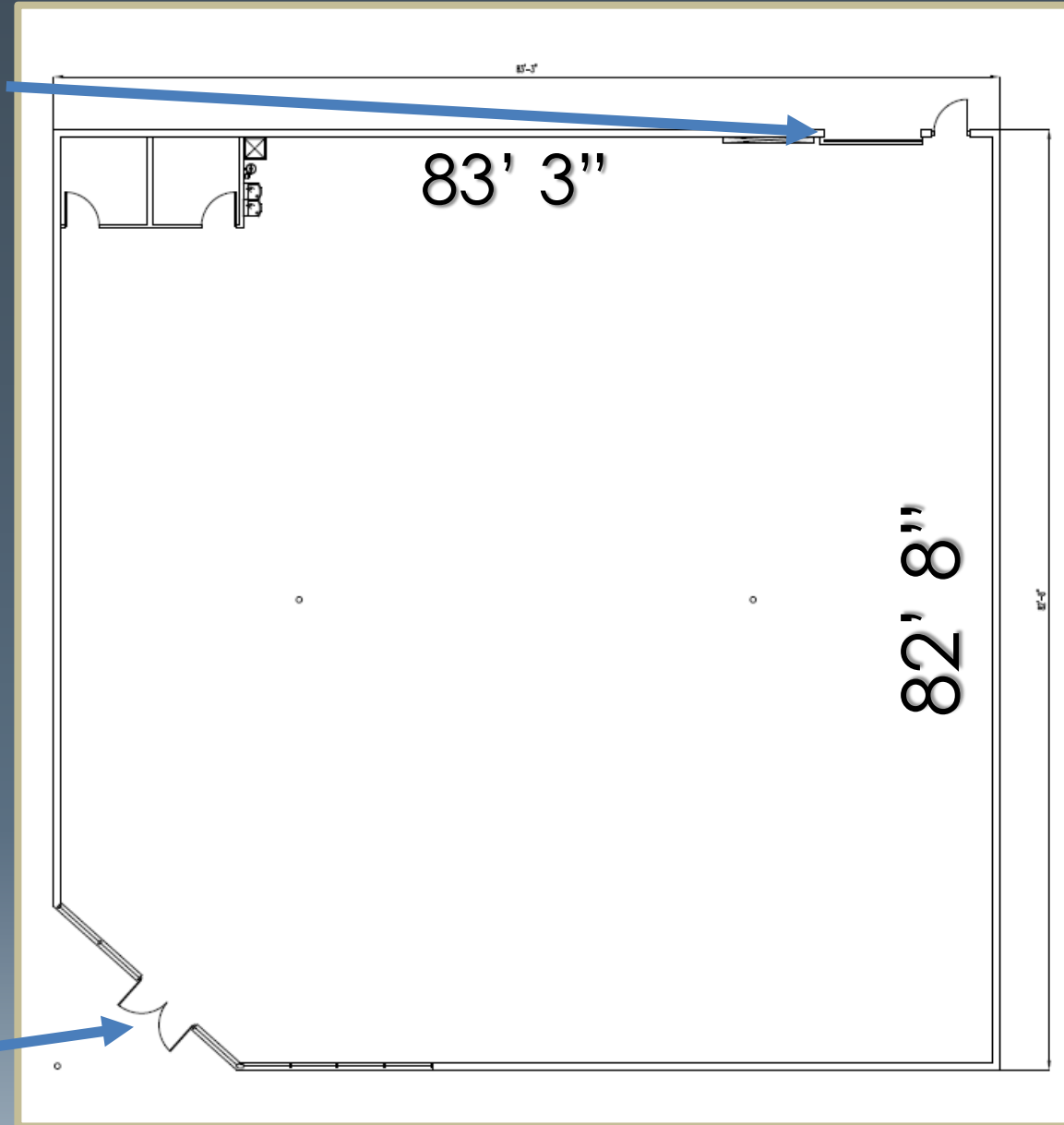


“Olive Branch sits in one of the most affluent and fastest-growing suburban submarkets of the Memphis MSA, with median household incomes approaching \$100,000 and a strong base of owner-occupied housing.”





Rolling Dock Door



BUILDING

AREA HIGHLIGHTS

DEMOGRAPHICS



Population

1 Mile

4,656

3 Miles

25,593

5 Miles

89,397



Households

1,701

9,653

33,102



HH Income

\$73,264

\$82,279

\$78,670

DAILY TRAFFIC

GOODMAN ROAD

37,275+

HWY 302

25,016+

US 78

30,165+

CRAFT RD

13,000+



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