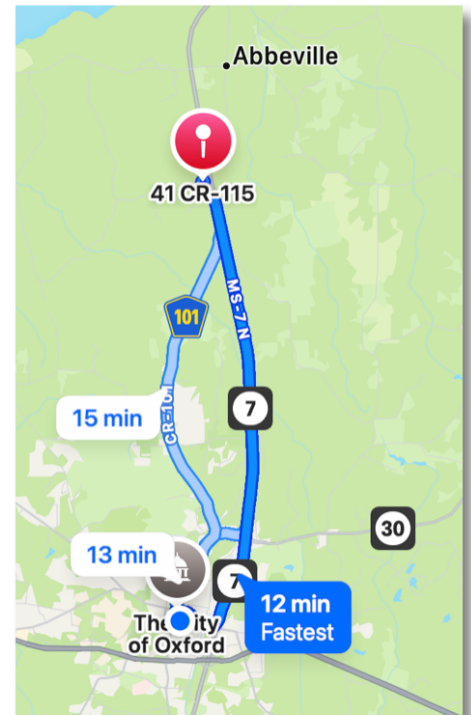


POTENTIAL FOR COMMERCIAL USE

41 County Road 115, Abbeville, Mississippi 38601

\$99,000



Your next business investment awaits...

Property Information

- Offered AS-IS | Investor Friendly | Access to Highway 7 | Once used as Convenience Store
- 1657 SQFT | .52 AC LOT | Zoned A-1 - Potential for Conditional User Permit that would allow C-1 or C-2 use
- 12-15 Minutes from Historic Oxford Square and University

Demographics / Trade Information

- 59,597 Lafayette County, MS Population (2025, est)
- 2024 Traffic Counts 8200
- 2024 Median Age: 38.3
- 2025 University of MS Enrollment: 25,222



LISTING AGENT

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Information believed to be accurate but not guaranteed.