

AVAILABLE > 26.8 ACRES



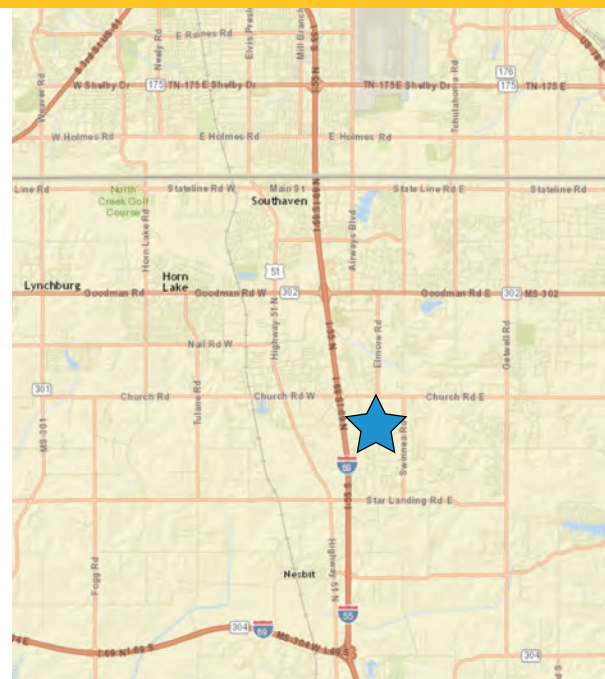
I-55 & Church Road

SOUTHAVEN, MISSISSIPPI 38671 | DESOTO COUNTY



Property Features

- > Two sites for sale: 13.10 and 13.70 acres
- > Great frontage on I-55 and located across the street from Tanger Outlets
- > Possible retail or office use
- > Church road and I-55 exit is primed for an increase in traffic due to the recent Tanger Outlets opening and continued development in the area
- > Minutes from DeSoto Civic Center, the Church Road/I-55 Interchange, Northwest Community College and the Memphis International Airport
- > Traffic Counts:
I-55 at Church Road with 56,000 VPD



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I-55 & Church Road > Aerial



I-55 & Church Road > Demographics

2015 Demographic Profile	1.0 Mile	3.0 Mile	5.0 Mile
Population	7,088	31,582	82,644
Households	2,980	11,973	29,615
Average Household Income	\$54,327	\$63,551	\$63,288
Total Businesses	126	1,324	2,613
Total Employees	1,785	18,746	32,202

Information contained herein was obtained from sources deemed to be reliable. It is submitted subject to errors, omissions, and without warranty.

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