



**ONE SOUTH SHOPPING CENTER  
1656 HWY 1 SOUTH – GREENVILLE MS 38701**

Approximately 12 acres and 52,000 sq ft that are in Greenville Mississippi in the highest traffic retail area of the city. Immediately Adjacent to Walmart, Lowe's, TJ Maxx, Chick-fil-A, and the GREENVILLE Mall

please see attached Plats of the property and schematics of the buildings. - the asking price for each property is the appraised value as of September 2020 buildings were built in 1972 - very well maintained

The vacant Stein Mart building is approximately 42,000 ft.<sup>2</sup> on 4.61 acres with highway frontage, The List price for that parcel is **\$1.3 million** - Highlighted in yellow. tax on this parcel is approximately \$27,000

Immediately adjacent, highlighted in green is a restaurant currently leased to a PASQUALES RESTAURANT franchise, approximately 9000 ft.<sup>2</sup> with a common wall On 1.77 acres, currently leased to a Pasquales pizza franchise, for the last 10 years. Monthly lease \$3200 List price is **\$465,000**. taxes approximately \$10,000

There is an additional 6.63 acres of open land - potential for development, highlighted in pink adjacent to the properties with a list price of **\$400,000**. - taxes - \$3,000

There are potential outparcels with HWY frontage and side street access

The total list price for the entire property is **\$1.95 million**. The owners would prefer to sell the property but will consider a lease arrangement.

These properties are in the very center of the highest traffic count area in Greenville Mississippi. There are currently two new fast-food franchises recently constructed within 2000 feet of the property, a JACK'S family restaurant and a Chick-fil-A. Our Interior mall which is across the street from this property has seen recent growth with the opening of a new HOBBY LOBBY, as well as several new Retail and Industrial projects across the community.

**AL BROCK - 2094 HWY 1 SOUTH - GREENVILLE MS 38701 - 662 379 7776**



WEST VIRGINIA

Charleston

VIRGINIA

Richmond

\*Frankfort

KENTUCKY

\*Nashville

\*Raleigh

ARKANSAS

\*Little Rock

TENNESSEE

NORTH CAROLINA

SOUTH CAROLINA

\*Atlanta

Columbia

MISSISSIPPI

ALABAMA

\*Greenville

\*Jackson

Montgomery

GEORGIA

LOUISIANA

\*Baton Rouge

\*Tallahassee

FLORIDA



Genesis Hospice Care

asjid

River City Rehab & Sports Medicine

S Colorado St

S Colorado St

One South  
12 acres

Goodwill MS Delta Store and Career Center

Lowe's Home Improvement

Kroger

Taco Bell

Walmart

Dahlia Dr

McDonald's

The Lunch Basket

T.J. Maxx

Delta Express

Burger King

Chick-It-A Fast Food

US Marine Corps Recruiting

Greenville Mall

Belk's Dept. Store

Exxon

Taylor Rental Center Greenville, MS

Toni St

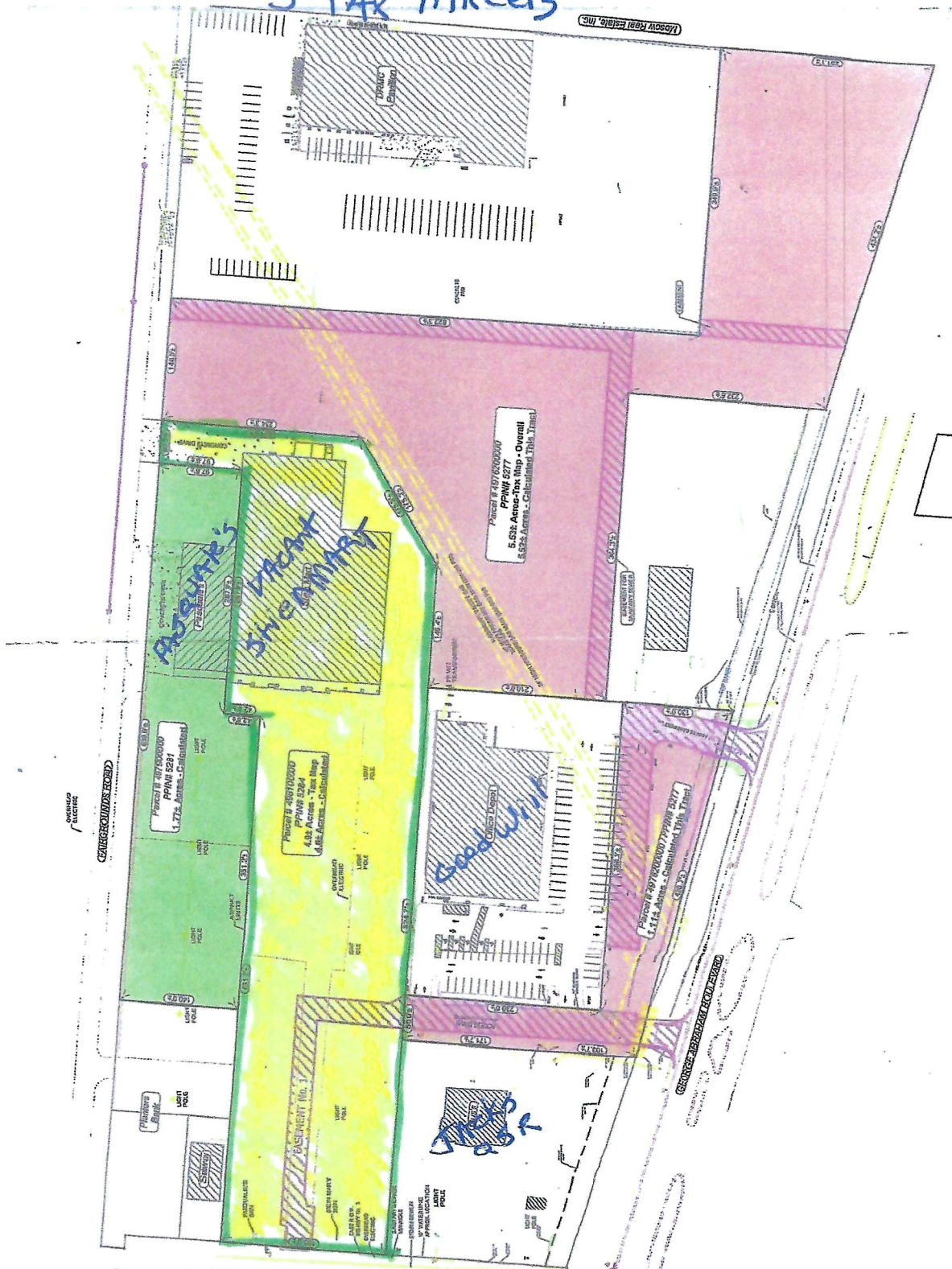
Enterprise Rent-A-Car

Ewell's

house

Dr

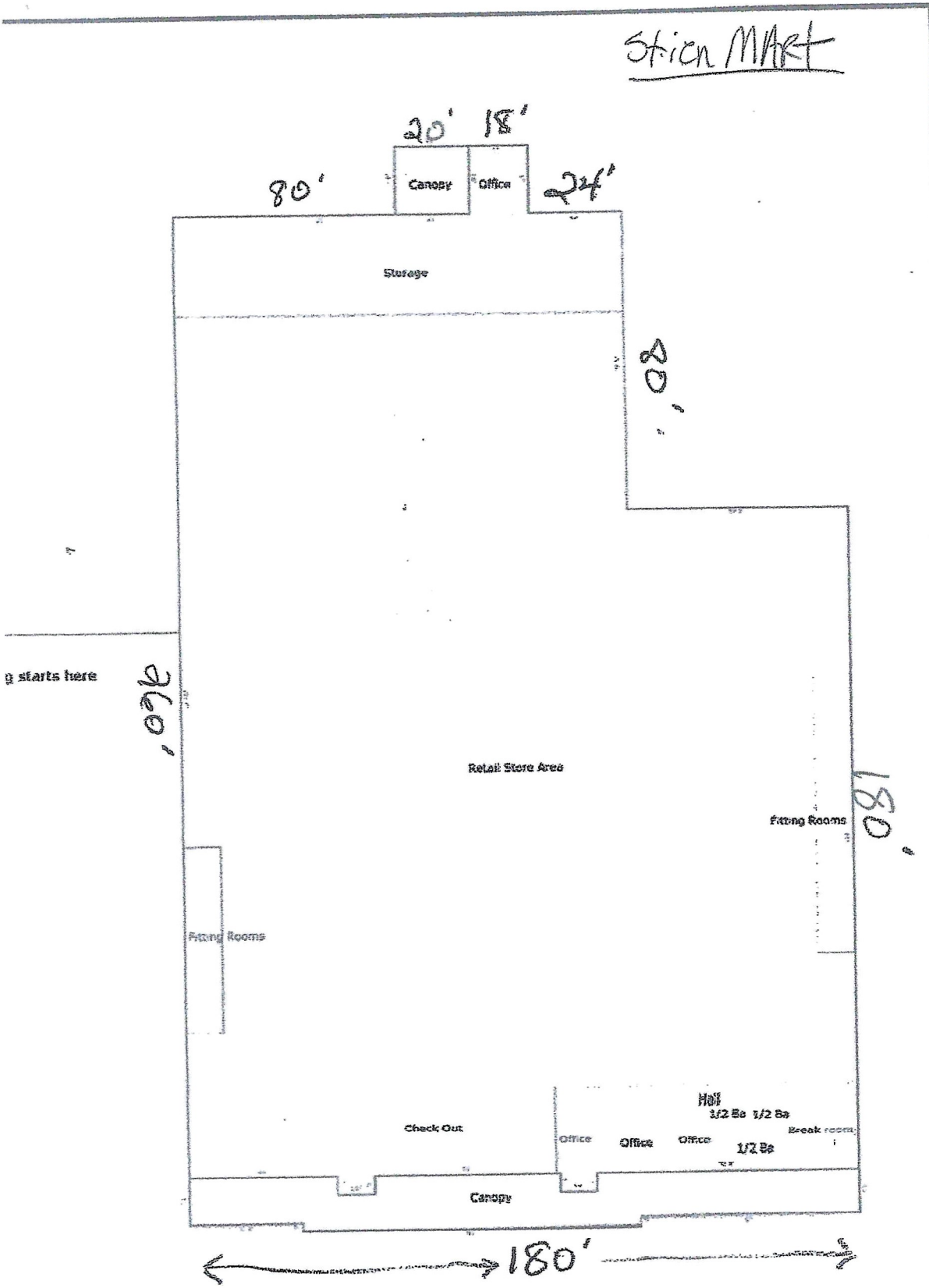
# 3 TAX PARCELS



US Hwy 1 South

# BUILDING SKETCH

Station MART



**Area Calculations Summary**

42678 Sq ft

**Calculation Details**

42,580 sqft

15 x 18	=	288
10 x 5	=	50
10 x 5	=	50
180.5 x 181	=	32670.5
79.5 x 121	=	9619.5

# Pasquales Restaurant

## BUILDING SKETCH

