



Utlely Properties
Address: P.O. Box 866
Olive Branch, MS 38654
Phone: 662-895-0099
Fax: 662-895-1817

www.utleyproperties.com



THE VILLAGE SHOPS AT CRUMPLER PLACE - OUTPARCEL
GOODMAN RD. @ CRUMPLER BLVD.
OLIVE BRANCH, MISSISSIPPI

Located in the Hwy. 78 and Goodman Road corridor, this .37 acre parcel is surrounded by national tenants - a great development opportunity!

- ◆ .37 ACRE OUTPARCEL
- ◆ \$35,000 / ANNUALLY – GROUND LEASE
- ◆ LOCATED WITHIN A 85,758 SQ. FT RETAIL DEVELOPMENT / ANCHORED BY KROGER
(RANKED KROGER'S #1 STORE / HIGHEST SALES VOLUME IN AREA)
- ◆ EXCELLENT LOCATION
- ◆ HIGH TRAFFIC AREA STOPLIGHT CORNER
- ◆ TWO POINTS OF ENGRESS/EGRESS

**LEASING
INFORMATION
PLEASE CONTACT**

**OFFICE:
662-895-0099**

**FAX:
662-895-1817**

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OR

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DEMOGRAPHIC PROFILE:

	1Mile	3Mile	5Mile
Population:	11,500	24,000	52,000
Avg HH Income:	\$75,150	\$73,243	\$69,700

Join these In-line Tenants:

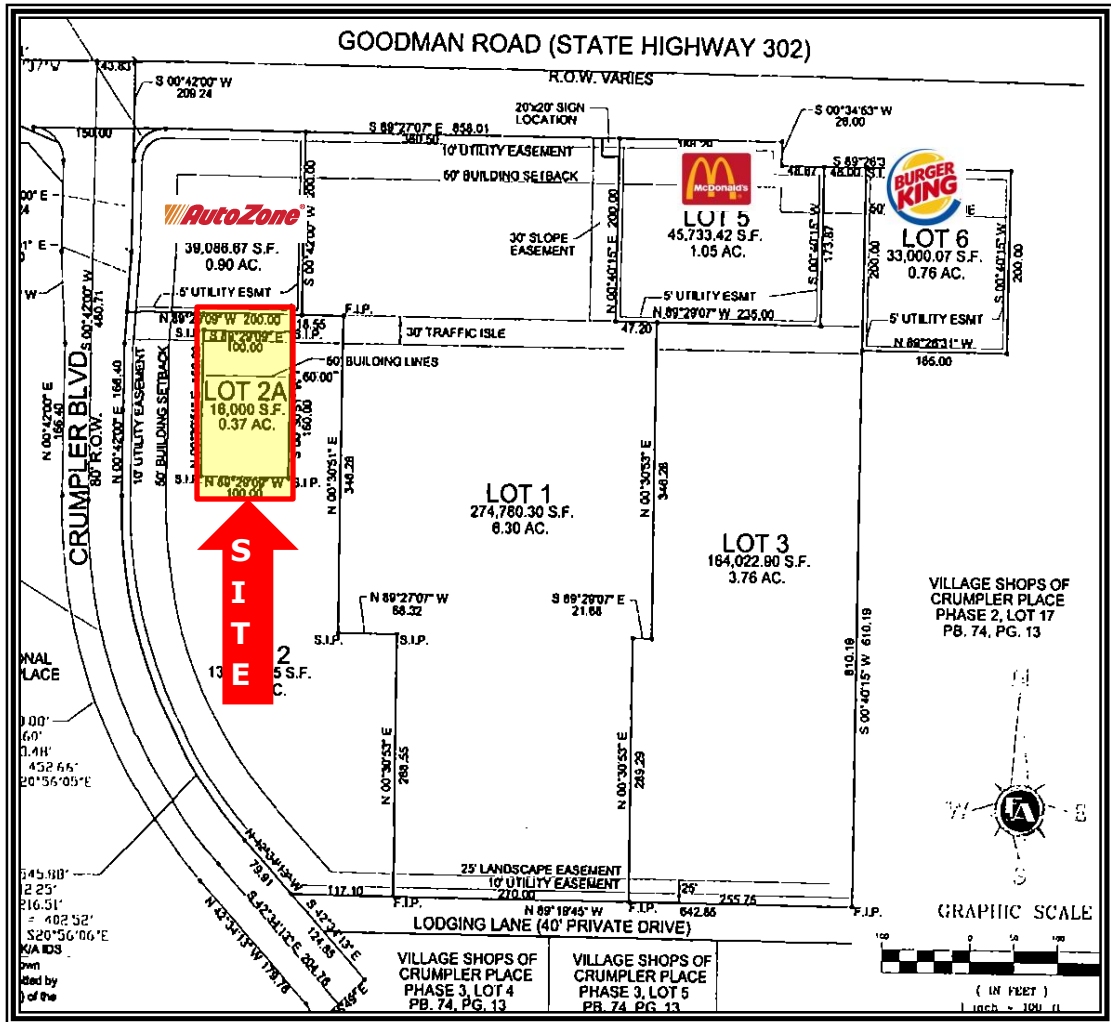
Hunan Restaurant, Movie Gallery, Honey Baked Ham, Taekwondo University, Papa John's Pizza, Steak Escape, GNC, Merle Norman, H & R Block, Kroger, Jennifer's Nails, New Cut Hair Salon, B & G Cleaners, OB Package Store, Watch & Jewelry and The B-B-Q Pit





GOODMAN RD. @ CRUMPLER BLVD. OLIVE BRANCH, MISSISSIPPI

OUTPARCEL 2A - .37 ACRE



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