

1.6 Ac +/- Off Corner in Booming Southaven, MS Memphis, TN MSA



\$14 PSF / Will Divide

Property Highlights:

- Off Corner
- All Utilities
- Zoned Commercial
- Owner will Sub-divide
- For Sale / Ground Lease / Build-to-Suit
- ½ mile to the Tanger Outlet Mall and I-69/I-55 Interchange
- Traffic: Church Road 31,000 VPD / Elmore Road 12,000 VPD
- Access Easement to Elmore Road

| | 1-Mile | 3-Mile | 5-Mile |
|---------------|----------|----------|----------|
| Population | 3,313 | 34,133 | 86,744 |
| AVG HH Income | \$58,410 | \$75,445 | \$71,443 |

Southaven is the 3rd largest city in Mississippi.

Fastest growing suburb of Memphis, TN MSA. GDP: 10% +/-

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