

RETAIL PROPERTY FOR SALE

11.85 AC. COMMERCIAL SITE ON CLAY STREET

4445 CLAY ST VICKSBURG, MS 39183



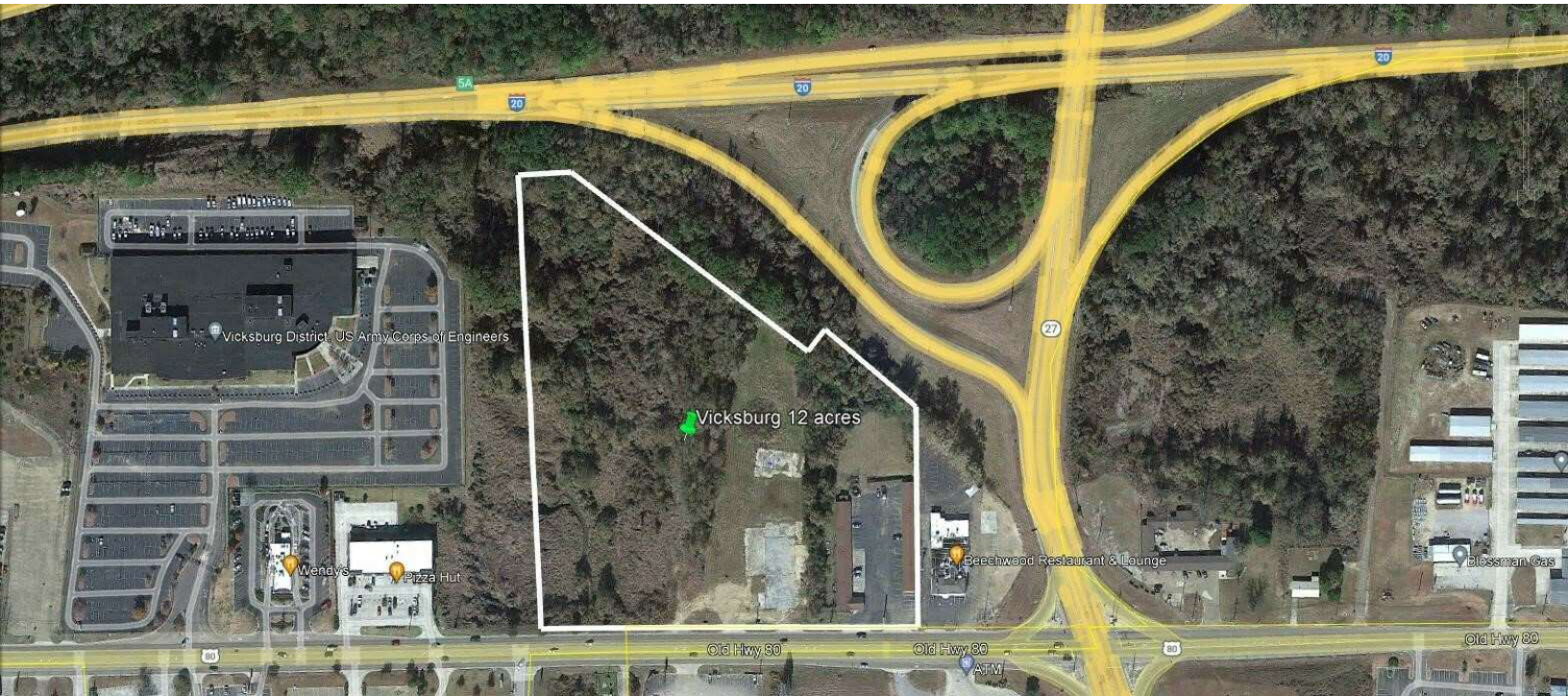
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SPEED COMMERCIAL REAL ESTATE

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PROPERTY DESCRIPTION

Presenting a prime investment opportunity in Vicksburg, Mississippi, this 11.85-acre site offers immense potential for any type of retail and retail pad investors. Boasting a strategic location in the heart of the Vicksburg area right next door to the historic Beechwood Restaurant, this property stands as a promising space for establishing or expanding retail or Hospitality Ventures. With ample square footage and a solid foundation, this property is ready to accommodate a range of retail concepts, providing a canvas for inspired business ventures. Don't miss the chance to secure a stake in this dynamic retail market and make your mark in Vicksburg's thriving commercial landscape.

PROPERTY HIGHLIGHTS

- - 11.85 Acres
- - Next to Historic Beechwood Restaurant
- - Ideal for retail or retail pad investment
- - Strategic location in Vicksburg area

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OFFERING SUMMARY

Sale Price:	\$2,400,000
Lot Size:	11.85 Acres
Building Size:	

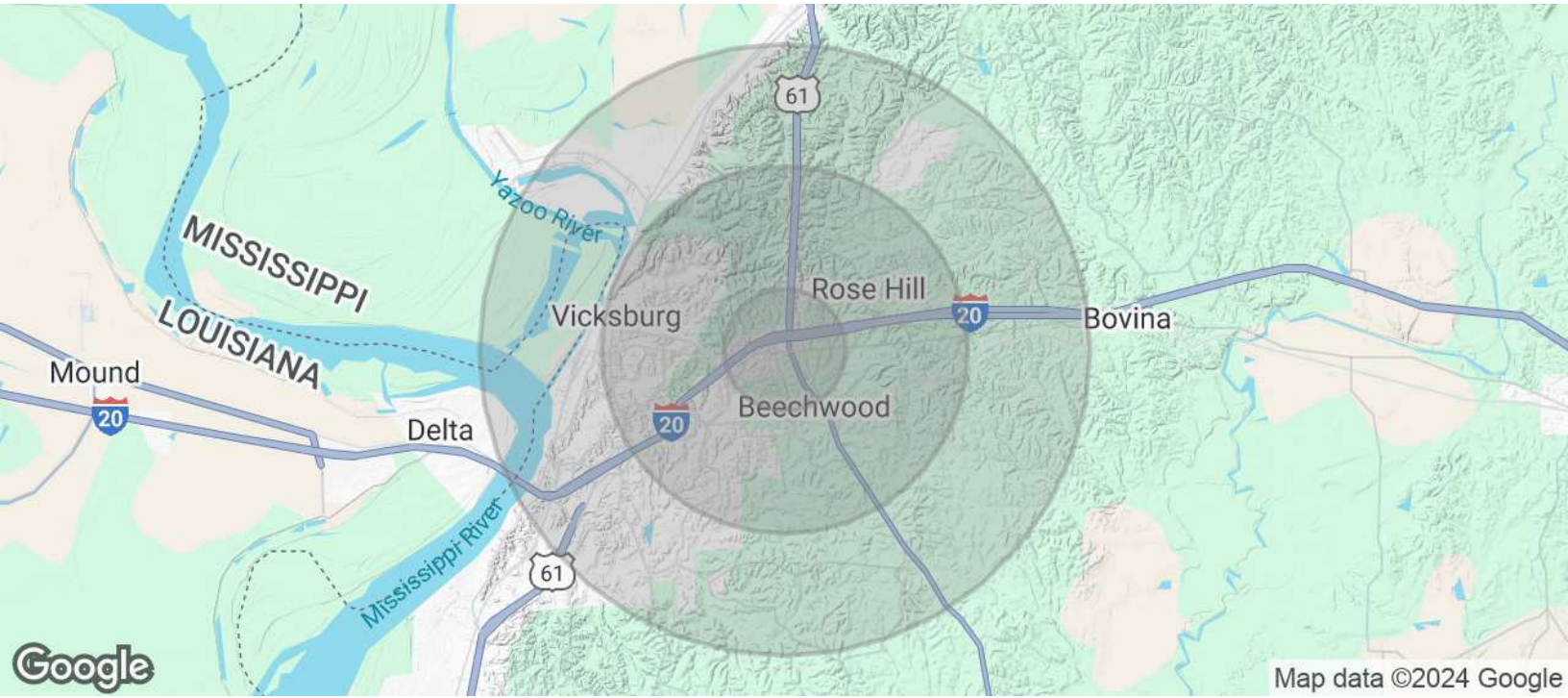
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	534	6,723	11,404
Total Population	1,348	15,766	26,732
Average HH Income	\$67,371	\$81,998	\$85,124

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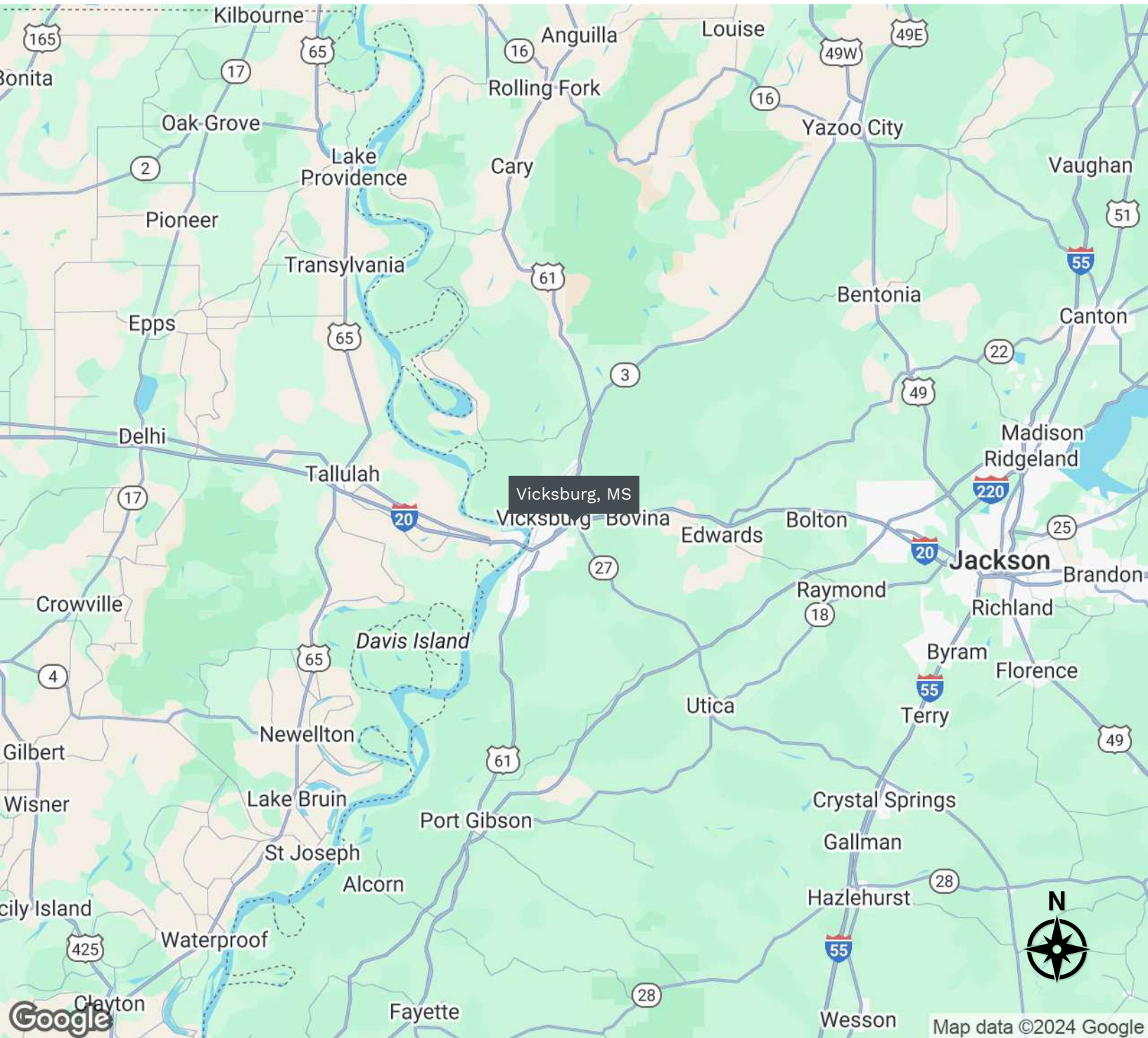


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,348	15,766	26,732
Average Age	35	41	41
Average Age (Male)	34	39	39
Average Age (Female)	37	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	534	6,723	11,404
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$67,371	\$81,998	\$85,124
Average House Value	\$179,192	\$183,874	\$188,522

Demographics data derived from AlphaMap

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