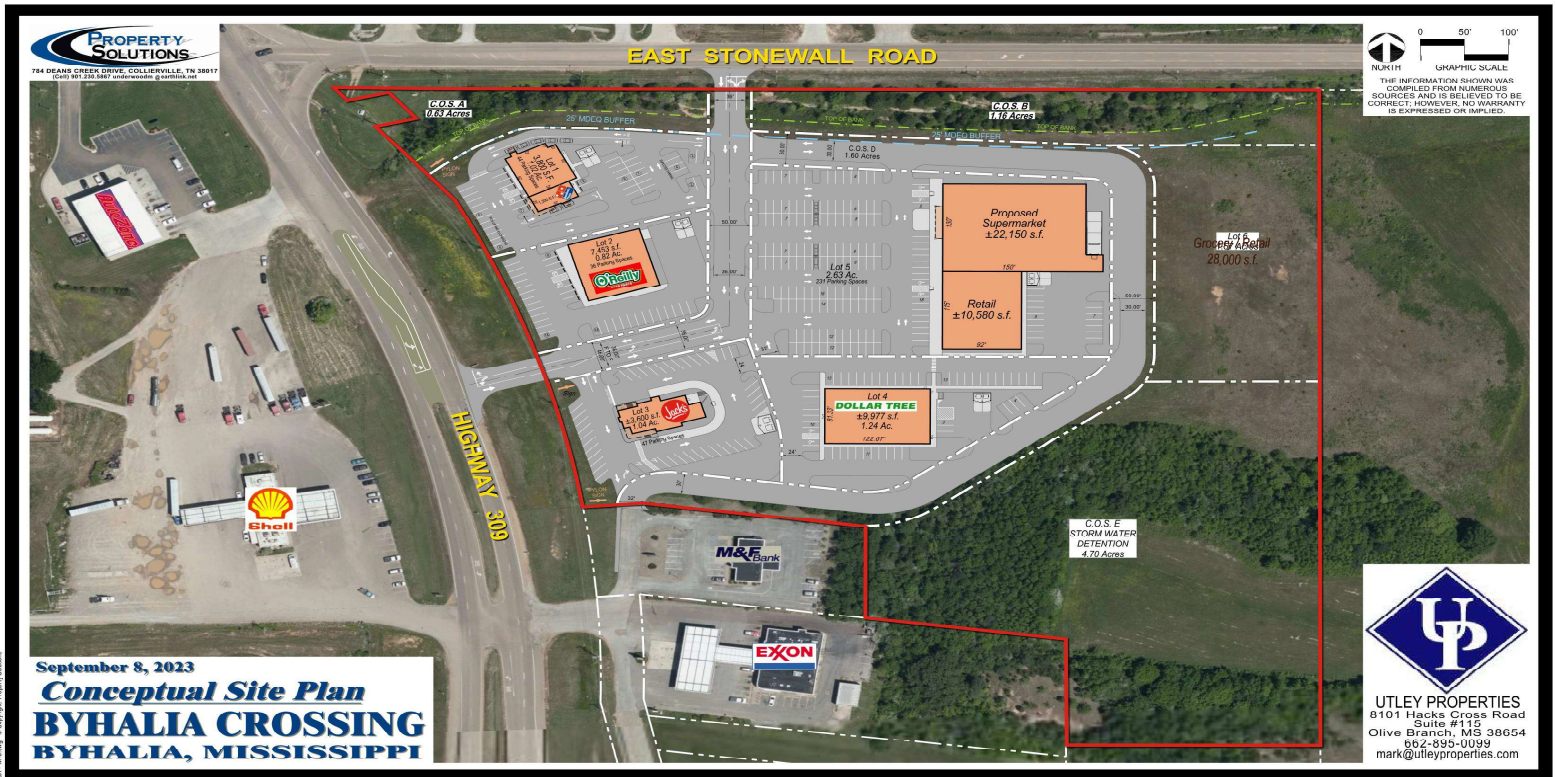


# BYHALIA CROSSING RETAIL CENTER

Byhalia, Mississippi

NOW LEASING - OUTPARCELS FOR SALE



## Outstanding Retail Site Available in Byhalia, MS

### FEATURES

- Excellent location at the corner of Highway 309 and East Stonewall Road, just off I-22.
- Traffic count in front of the site is 10,000 VPD.
- The area is experiencing great growth with over 3,000 new jobs recently created by nearby companies.
- New residential developments in the area approved for over 325 houses.
- Outstanding opportunity for a quick service restaurant with no other quick service restaurant in the trade area.



UTLEY PROPERTIES

Mark D. Utlely, CCIM

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(C) 901.494.7080

[mark@utleyproperties.com](mailto:mark@utleyproperties.com)

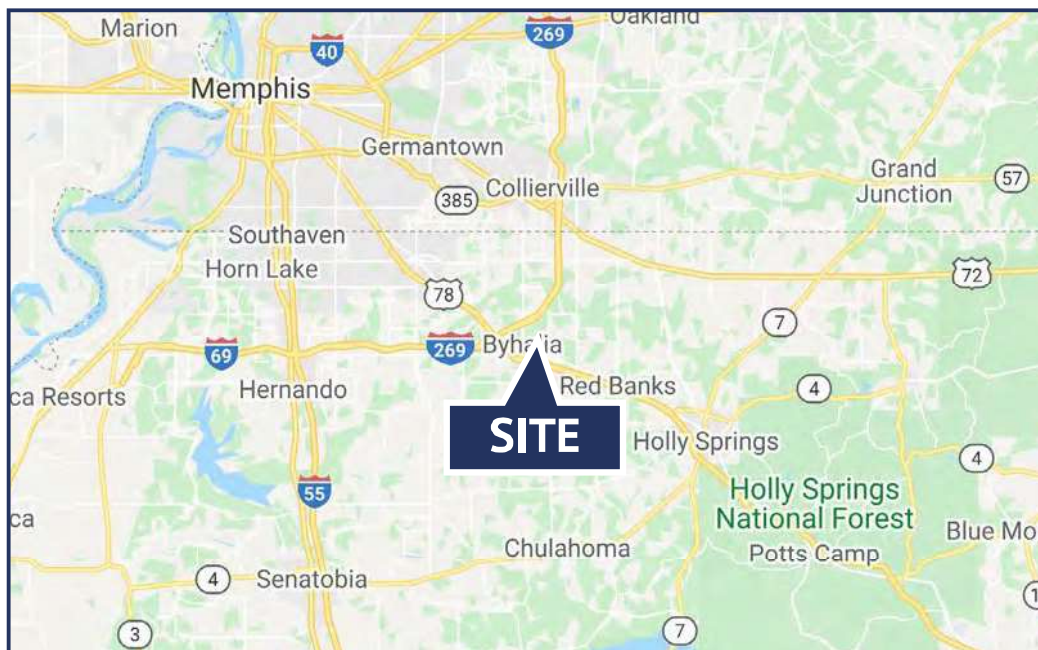
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[UtlelyProperties.com](http://UtlelyProperties.com)

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## RECENT NEW JOBS NEARBY

Amazon	850
Volvo	412
Corelle	400
Thomas & Betts	300
Kellogg's	250
Rockwool	230
Hamilton Beach	200
Asics	150
Cooper Tire	100
Exel	100
McCormick	82
Post Cereal	75
Meadows	60
Niagara	55
MidSouth Ag	46
RBR	30
CRDN	8
Soule'	5
European Stone	3
R & C	2
<b>Total</b>	<b>3,358</b>

For more information, please contact:

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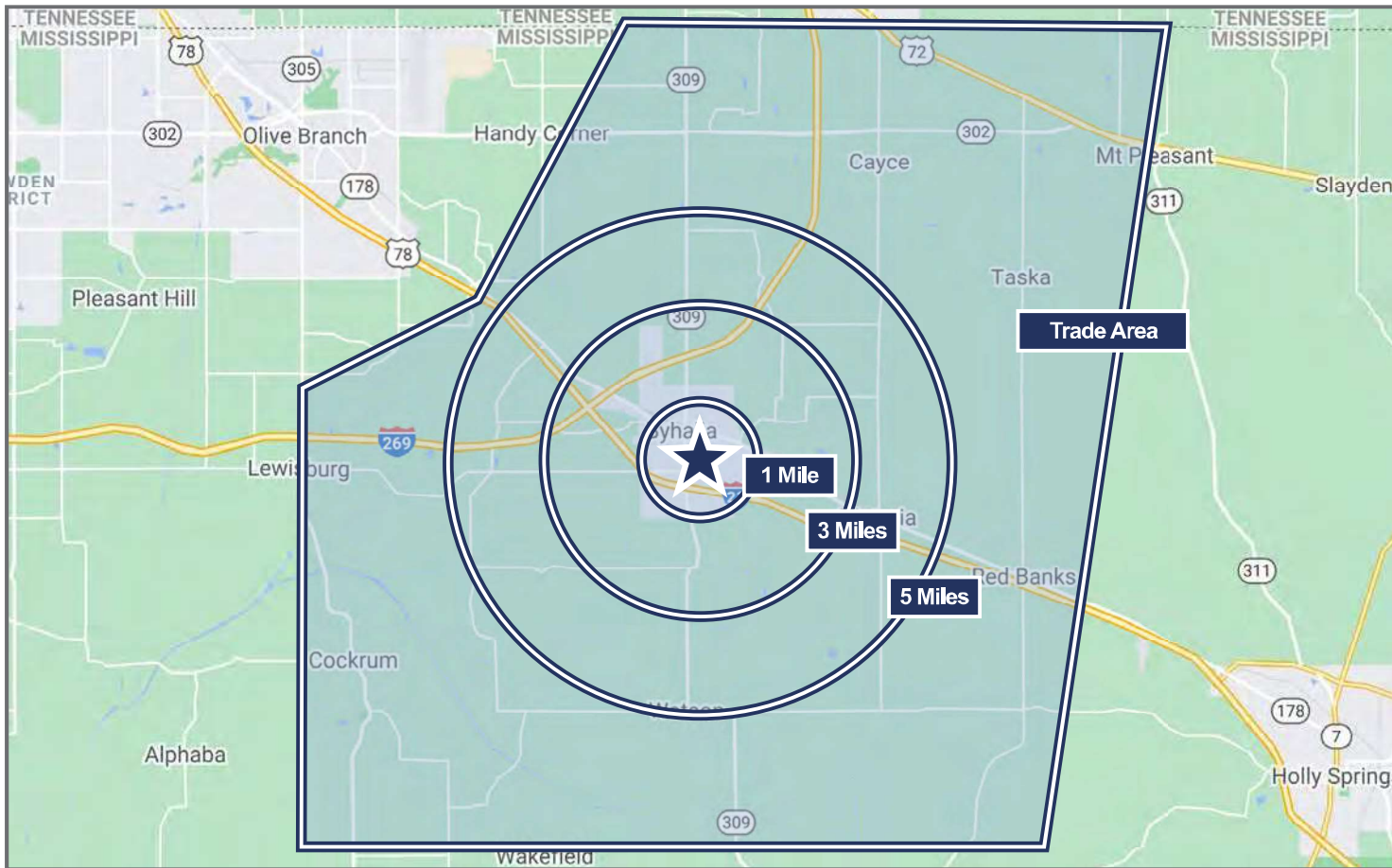
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## DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>	<u>TRADE AREA</u>
Population	606	4,274	9,687	22,184
Households	261	1,599	3,526	8,102
Median Home Value	\$93,493	\$90,190	\$97,849	\$115,587
Average Household Income	\$43,908	\$43,535	\$47,634	\$54,420
Median Household Income	\$33,285	\$34,196	\$37,971	\$43,905
Per Capita Income	\$16,738	\$16,157	\$17,458	\$20,087
Total Businesses	43	248	325	497
Total Employees	289	1,784	2,252	3,328



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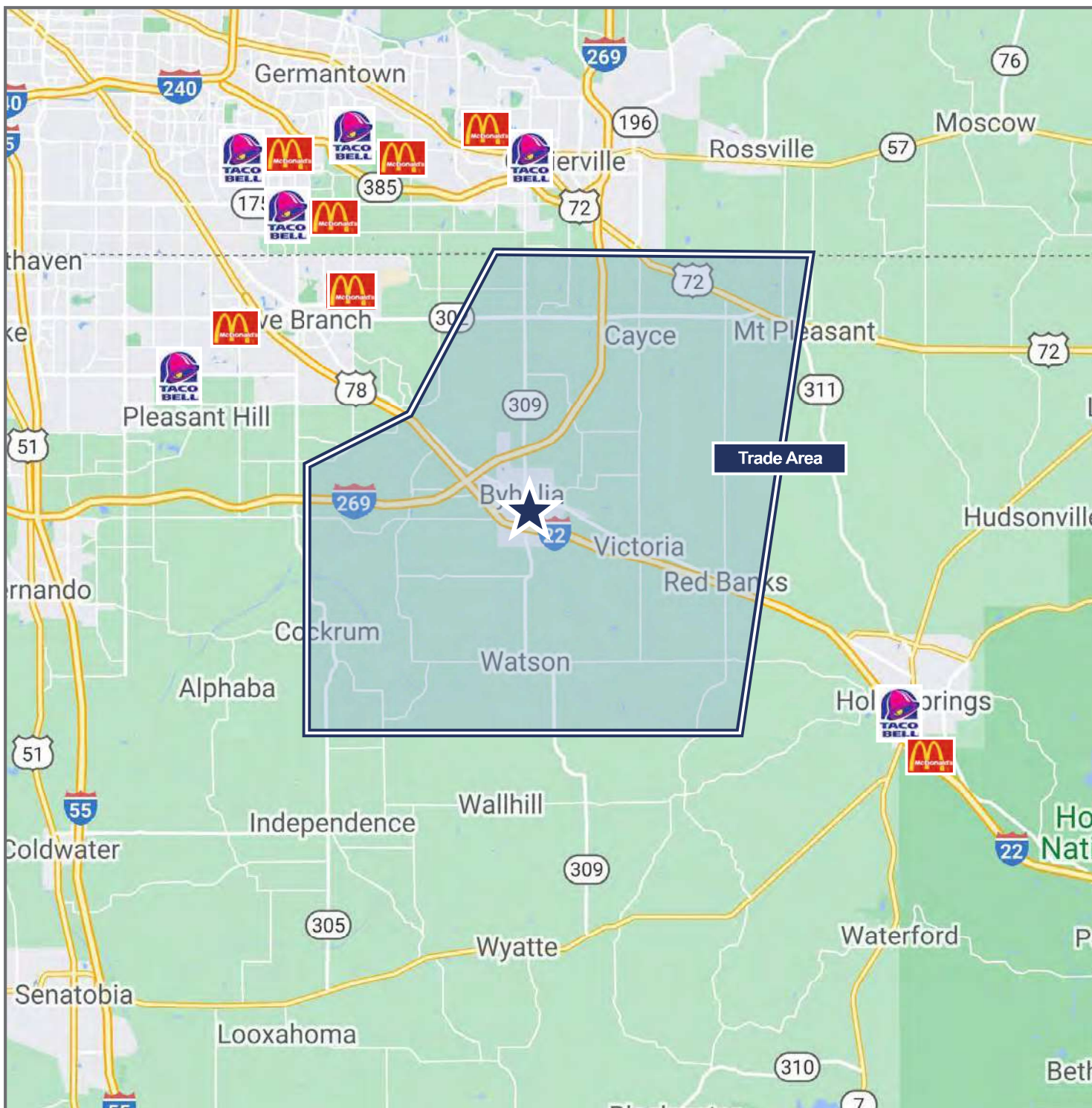
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