

RESTAURANT AVAILABLE NEXT TO KROGER

Highest Sales Volume Kroger in the Region!

7425 Goodman Rd • Olive Branch, MS

FOR LEASE



Restaurant Space in a High Traffic Shopping Center

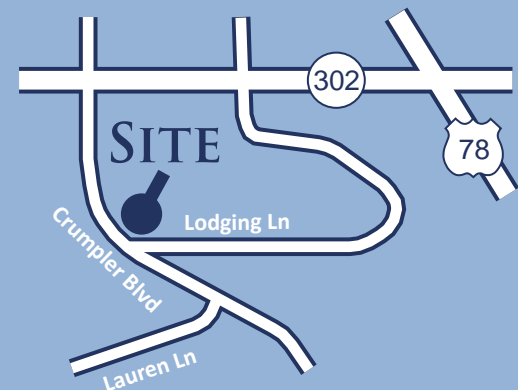
FEATURES

- 1,620 SF Restaurant Available next to Kroger
- Excellent location on a high traffic corner (36,000 VPD)
- Excellent location in the popular Cherokee Valley Office Park.
- Located on Crumpler Blvd and Goodman Road (Highway 302) just off Highway 78.
- Other tenants in the shopping center include: Kroger, Honey Baked Ham, GNC, H&R Block, Steak Escape, Papa John's Pizza, Factory Connection, Fancy Nails, New Cut Hair Salon, Olive Branch Cleaners, WingStop and Olive Branch Package Store
- **Rental Rate: \$22.00/SF NNN (Estimated Expenses: Taxes, Insurance, CAM: \$3.76/SF)**

Brian Lusk

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UTLEY PROPERTIES

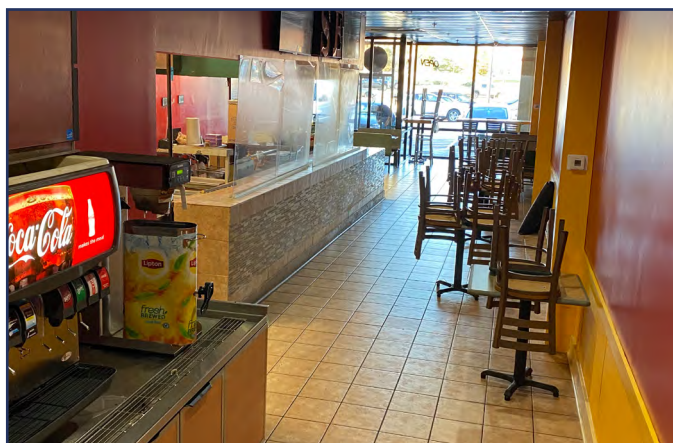
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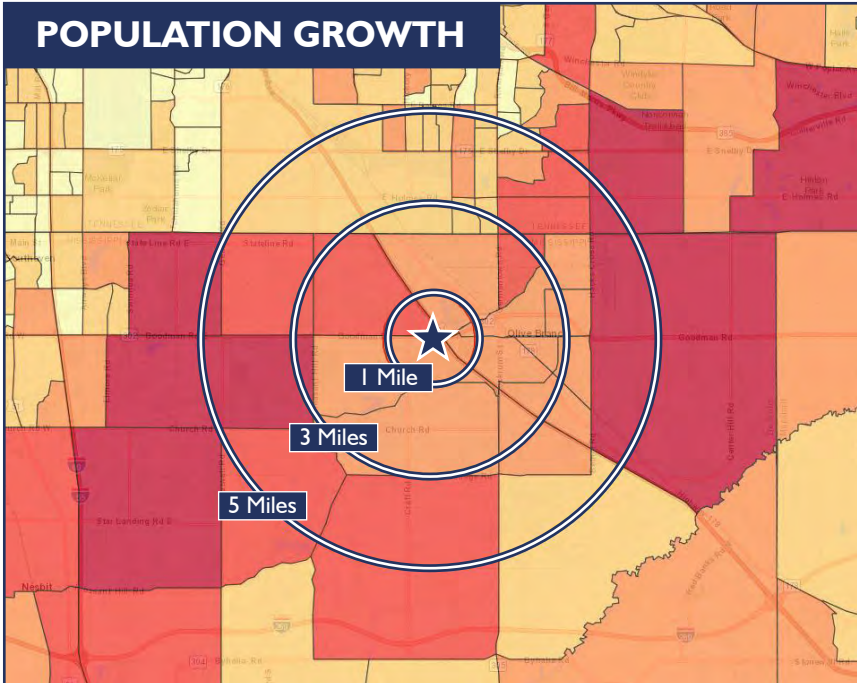
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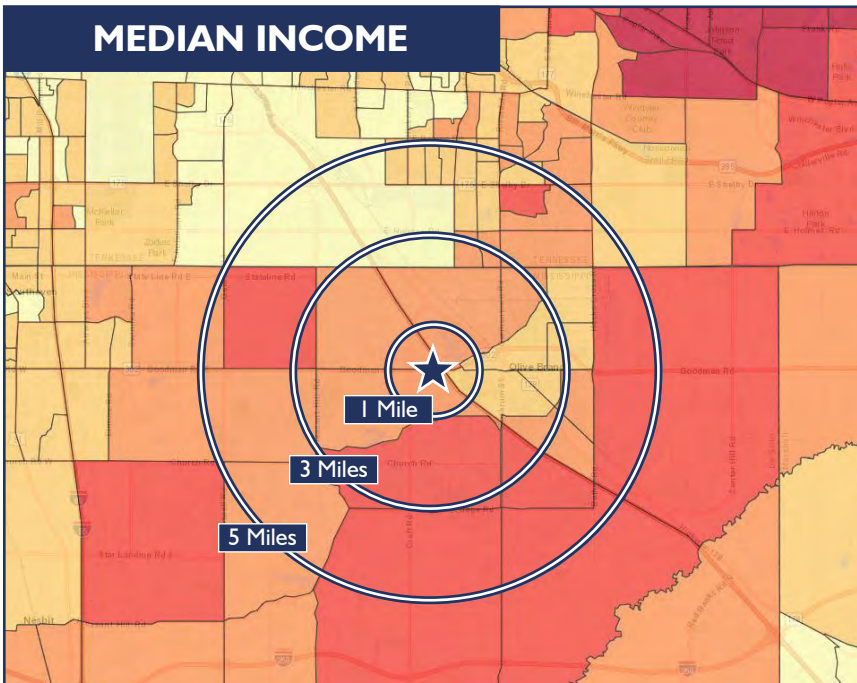
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POPULATION GROWTH



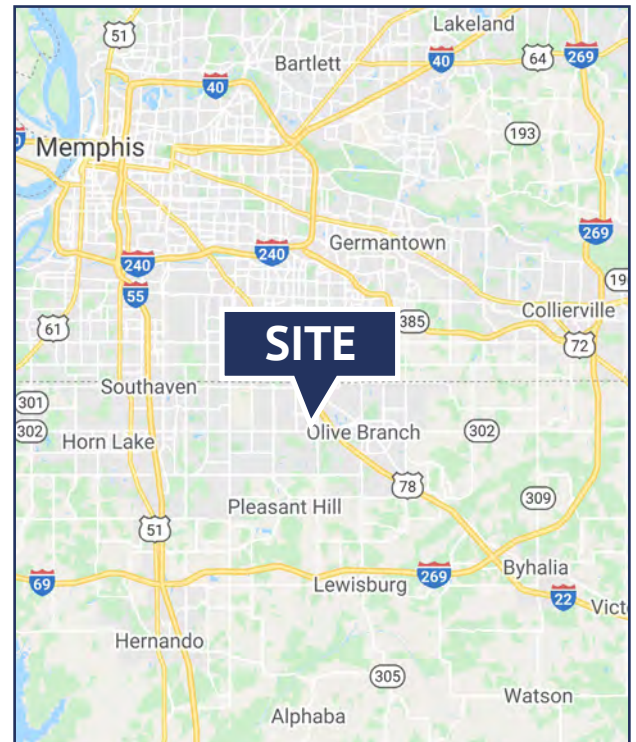
6,034 - 9,833 3,567 - 6,033 2,150 - 3,566 1,322 - 2,149 0 - 1,321

MEDIAN INCOME



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,499	20,002	55,201
Ave HH Income	\$87,133	\$80,055	\$81,496
Total Housing	1,800	12,440	31,657
Owner Occupied	1,412	8,908	22,848
Renter Occupied	247	2,660	6,962
Vacant Housing	141	872	1,848



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