

FOR SALE

North Jackson Retail Center

6240 Old Canton Road | Jackson, Mississippi 39211



PROPERTY HIGHLIGHTS

- 58,516 SF neighborhood retail center is anchored by Fred's and Surplus Warehouse
- Located on major five-lane transit street at corner site with traffic light and excellent visibility
- Abundant front door parking
- 11,096 SF vacant space
- **Asking price of \$3,095,000**



THE **CRESS** GROUP

Commercial Real Estate Services

The Cress Group, LLC

Chad Hirn, CCIM | Principal Broker/Investment Sales

(C) 601.954.8800 | chirn@cresscre.com

PROPERTY INFORMATION



TRAFFIC COUNT:

APPROXIMATELY 22,231 VEHICLES PER DAY PASS BY
SUBJECT PROPERTY ON OLD CANTON ROAD.

Demographics 2015	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	8,517	49,919	100,576
Median Age	35.8	33.6	35.5
Average Household Income	\$71, 517	\$64,850	\$72,099
Projected 2020	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	8,626	51,097	103,129
Median Age	36.3	34.3	36.7
Average Household Income	\$79,598	\$71,939	\$80,667

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