

SUBLEASE OPPORTUNITY



SHONEY'S SUBLEASE

680 Larson Street, Jackson, MS 39202

DAVID GOWDEY

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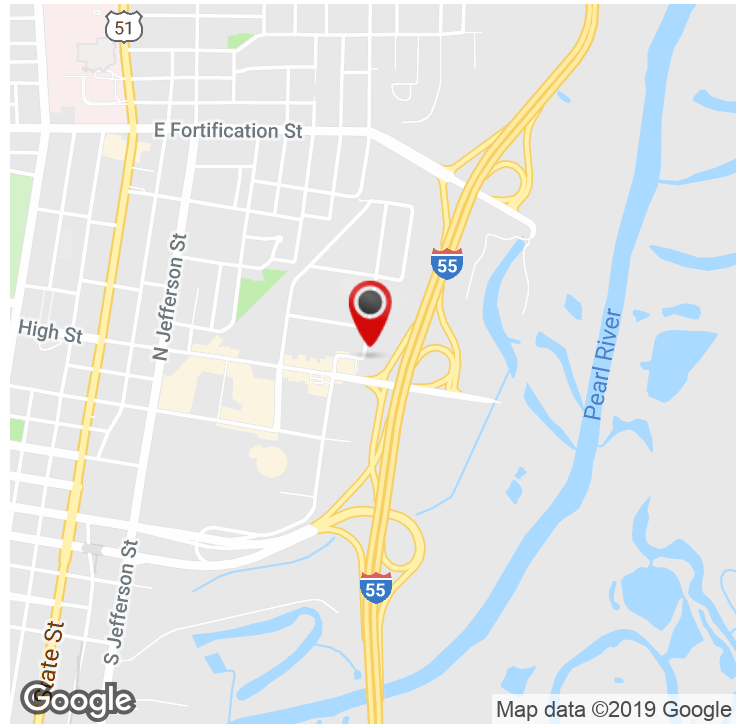
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OFFERING SUMMARY

Lease Rate: Negotiable

Building Size: 5,236 SF

Available SF: 5,236 SF

Year Built: 1990

PROPERTY OVERVIEW

Excellent Retail lease opportunity with Interstate visibility

PROPERTY HIGHLIGHTS

- Excellent location on I-55 and High Street in Jackson, MS across from the Mississippi State Fairgrounds. National chains including Whataburger, Wendy's, Subway, Arby's, Taco Bell, CookOut and many others call this area home. Close to downtown Jackson, Colleges, Medical center, hotels, and the Belhaven neighborhood make this area great for any retailer. Weekly events held at the Mississippi Coliseum and State Fairgrounds across the street.

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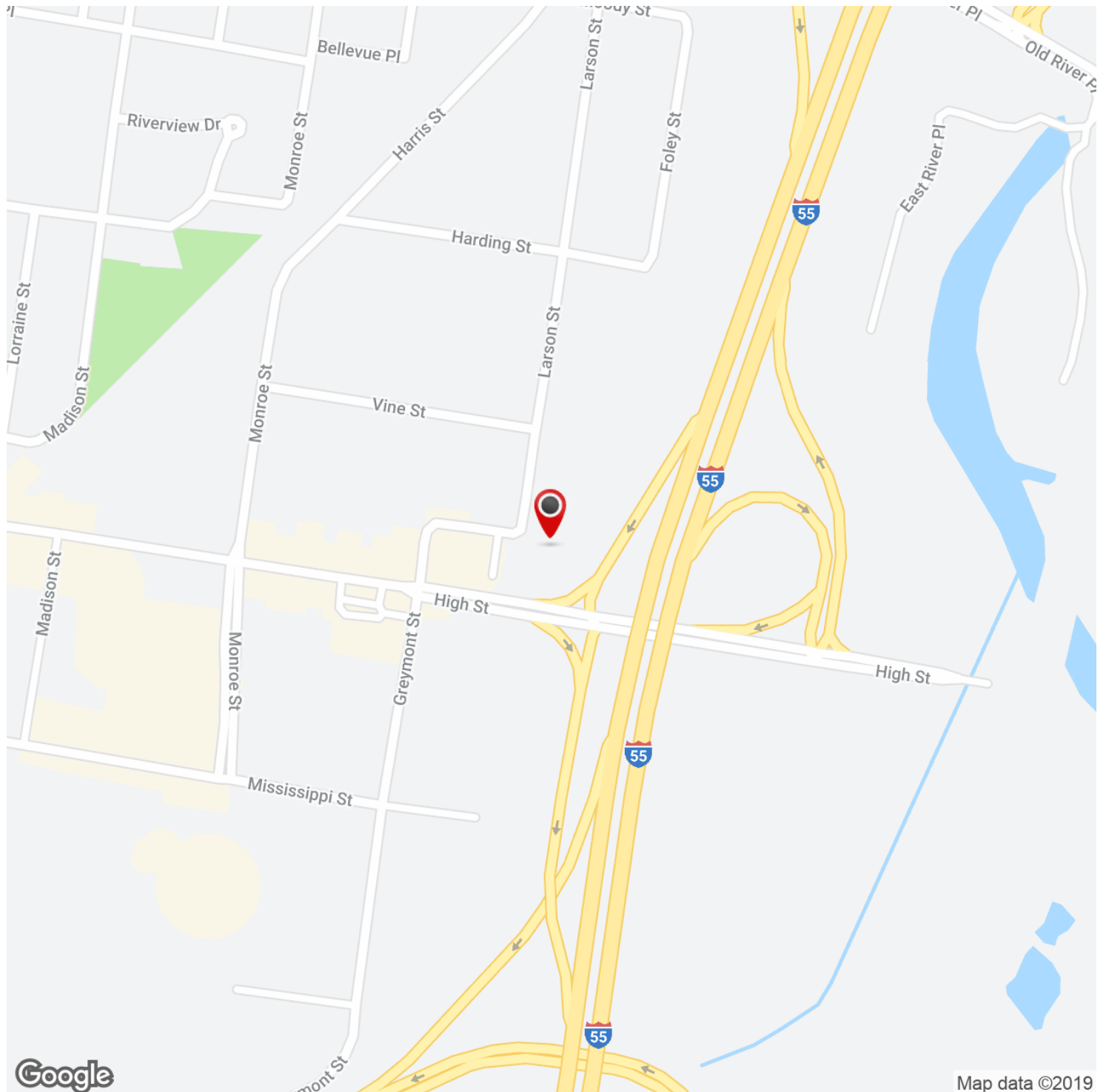
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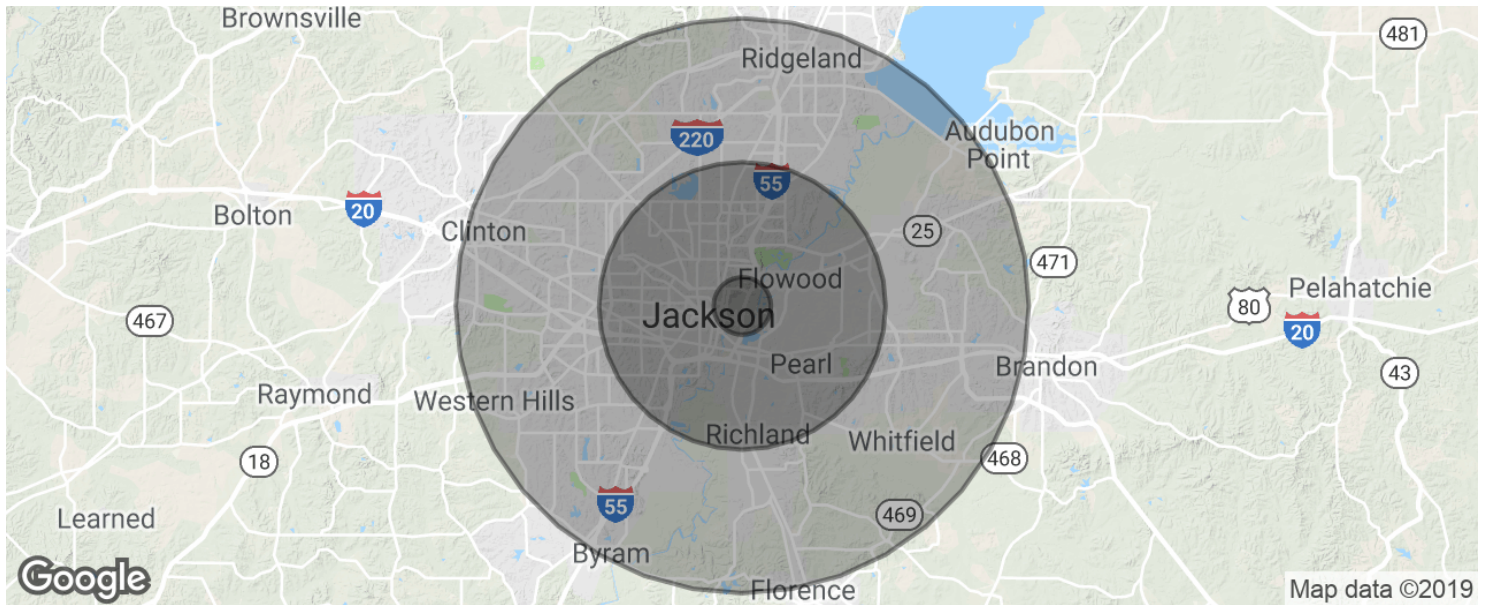
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,768	119,798	315,355
Median age	28.1	32.6	33.2
Median age (Male)	29.9	31.3	31.6
Median age (Female)	27.2	33.6	34.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,494	43,992	116,717
# of persons per HH	2.5	2.7	2.7
Average HH income	\$60,080	\$49,657	\$57,007
Average house value	\$141,367	\$165,845	\$154,721

* Demographic data derived from 2010 US Census

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