

2616 US-82  
Greenville, MS 38703



### OFFERING SUMMARY

Available SF: 20,000 SF

Lease Rate: \$7.00 SF/yr (NNN)

Building Size: 20,000 SF

Video: [Click Here](#)

### PROPERTY OVERVIEW

This former Fred's building is located in the heart of Greenville's retail corridor. The property has excellent signage and good visibility along US-82, which has a daily traffic count of 15,000+ vehicles. Notable retailers in the area include Dollar General, Advance Auto Parts, Tractor Supply, Midas, Family Dollar, O'Reilly's, AutoZone, Walgreens, CVS, as well as numerous quick service restaurants.

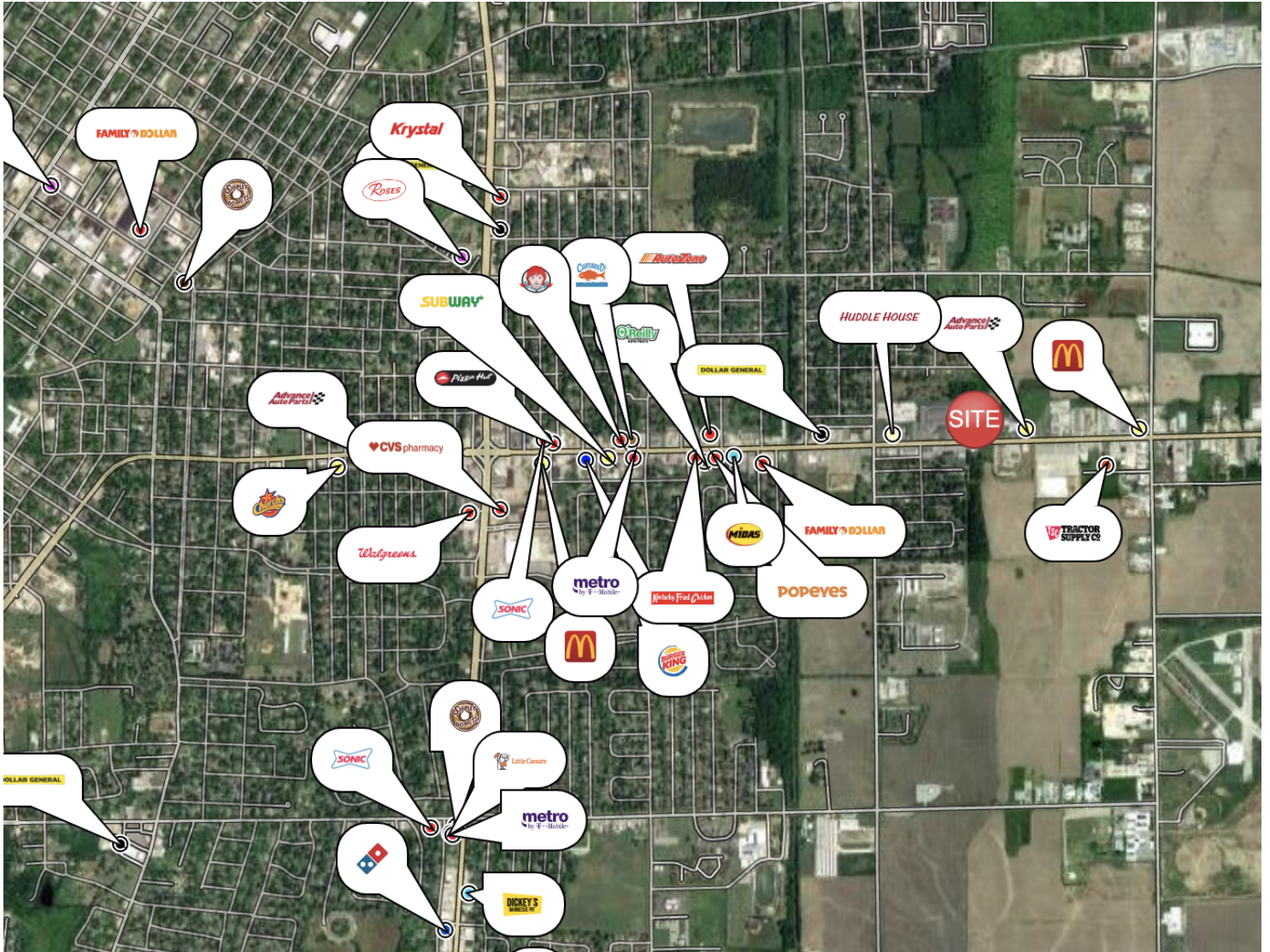
Greenville is a city of more than 29,000 people in the Mississippi Delta region of the state, noted for its blues musicians and fertile soils. Agriculture (particularly cotton and catfish) are staples of the city's economy, with tourism also a major factor (including gambling casinos). Greenville is the state's largest river port, and manufacturing (chemicals and clothing) is also important.

Please contact broker for additional details about this property.

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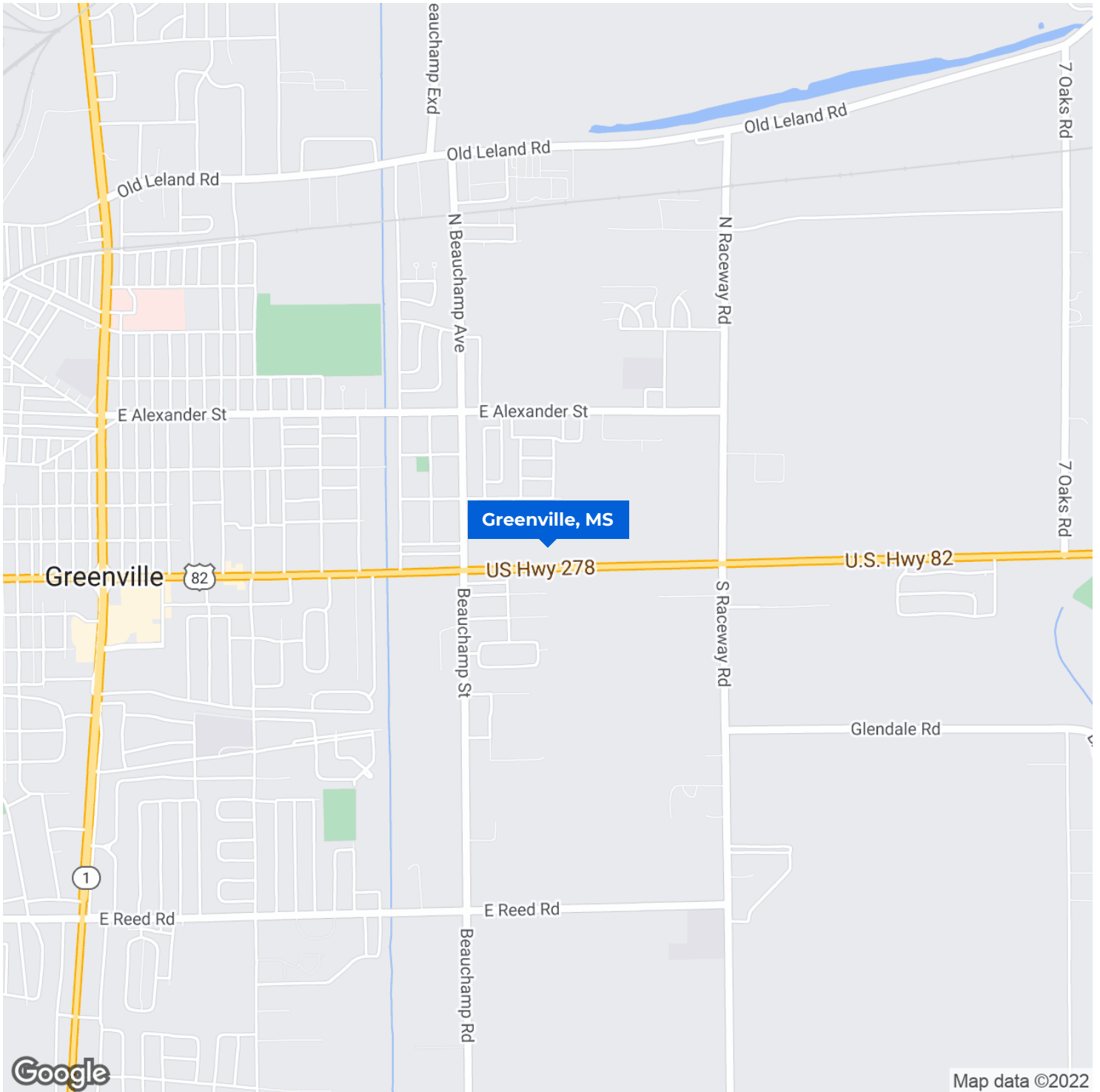
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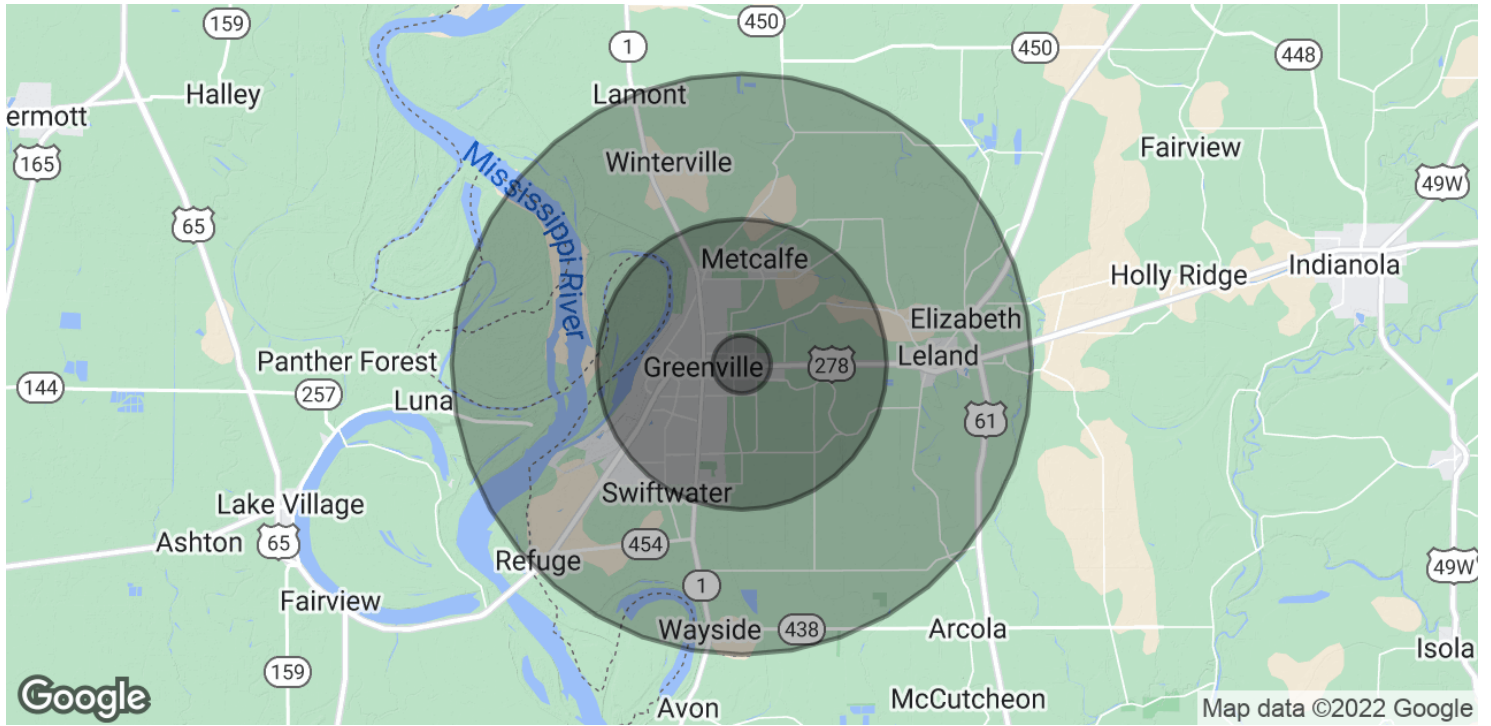


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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	2,737	38,646	53,296
Average age	33.6	33.6	34.3
Average age (Male)	26.9	32.1	32.8
Average age (Female)	37.3	34.4	35.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	924	13,634	19,141
# of persons per HH	3.0	2.8	2.8
Average HH income	\$34,893	\$39,100	\$42,304
Average house value	\$73,902	\$94,769	\$104,713

\* Demographic data derived from 2020 ACS - US Census

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