

FOR SUBLEASE

PROPERTY OVERVIEW

Former Family Dollar for lease. Building is in great condition and ready to use. This site has two entrance points to the parking lot, a pylon sign, and polished concrete floors. Construction is a metal building with concrete facade on the front. There are approximately 40 parking spots.

AVAILABLE

- 7,660 ± SF

BUILDING INFORMATION

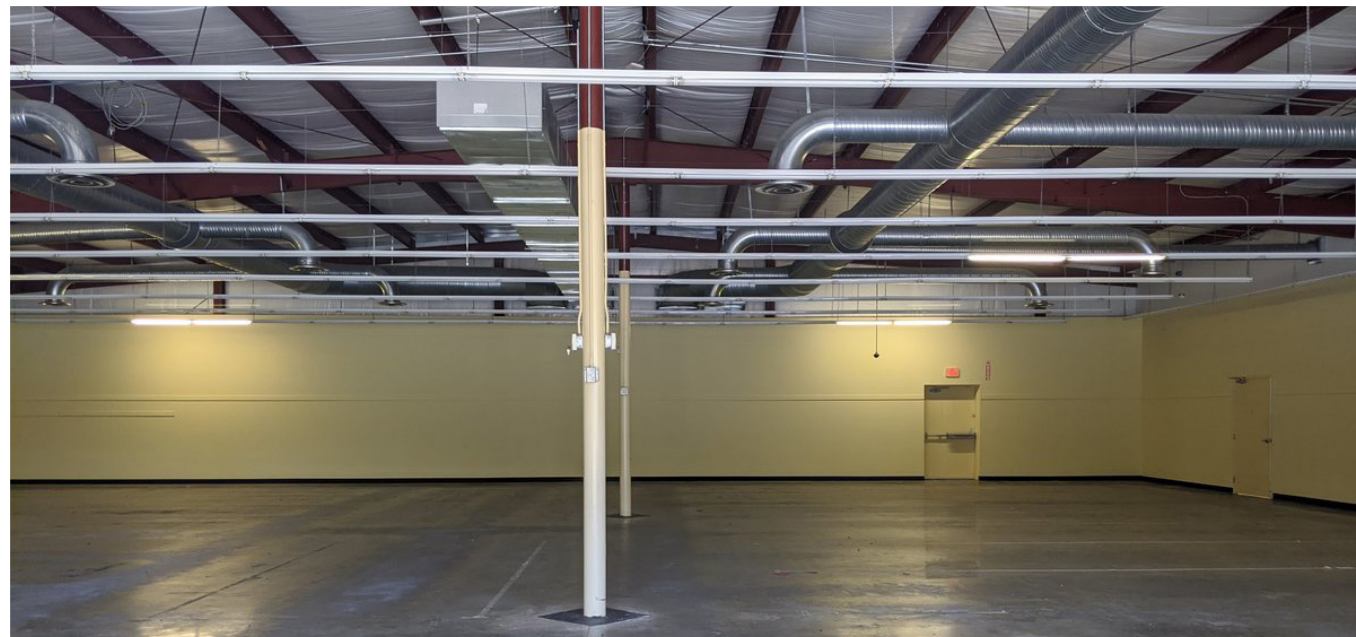
- GLA: 7,660 ± SF
- Year Built: 2012
- Lot Size: 1.16 ± AC
- Freestanding

LEASE RATE

- \$8.00 PSF NNN

AREA BUSINESSES

- Goodyear Tire & Auto Services
- Hallmark
- Hancock Whitney Bank
- Children's Clinic
- Long Beach Market & Deli
- Placid Nail Salon

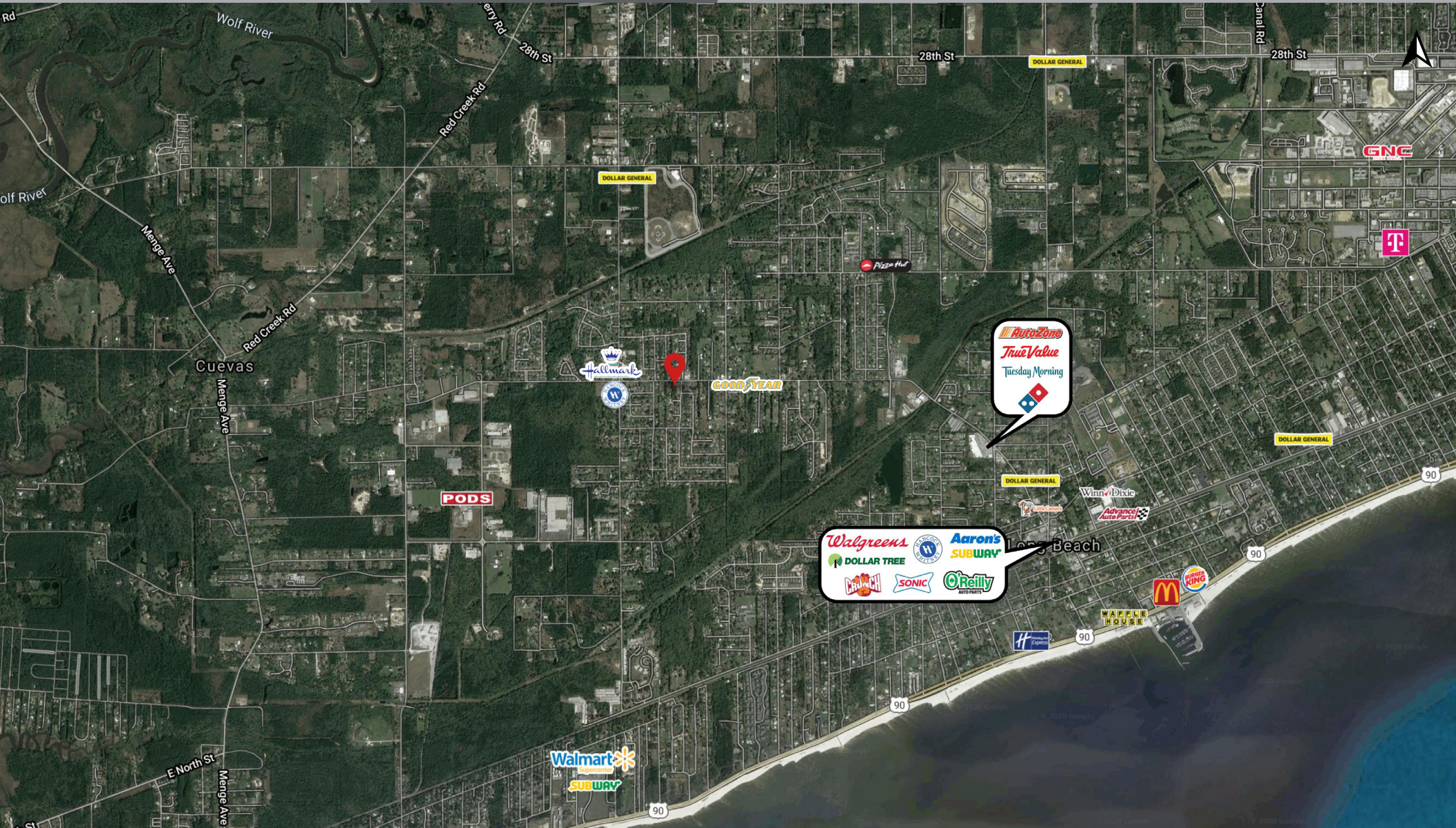


SUMMARY

RETAIL AERIAL

PHOTOS

DEMOGRAPHICS



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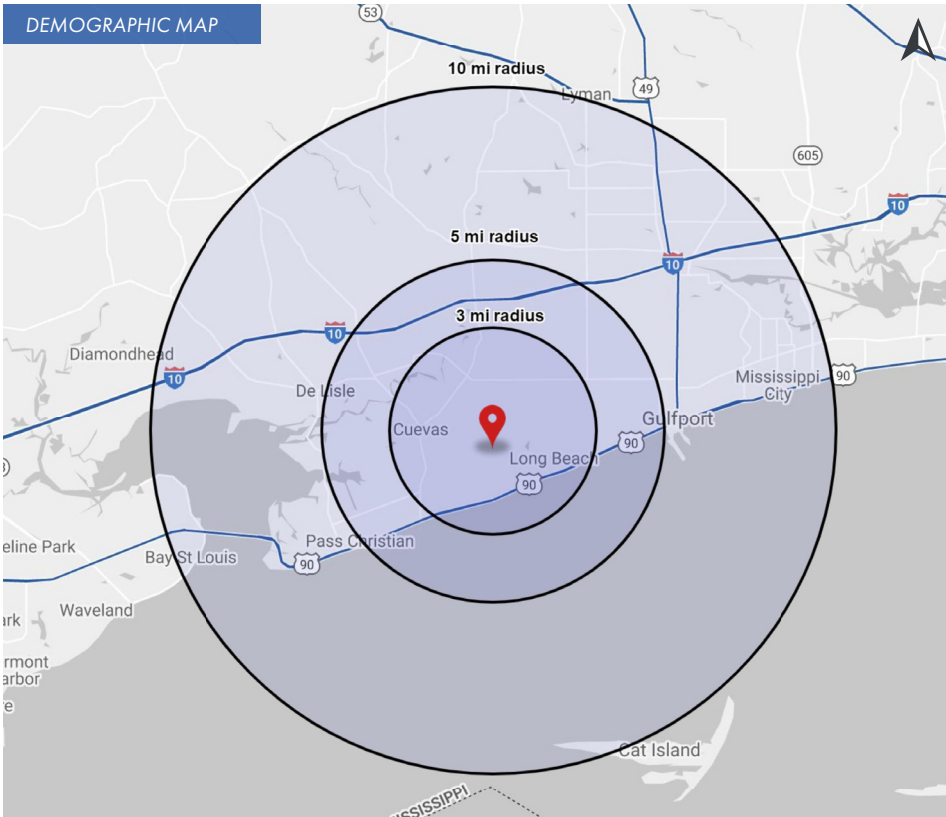


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2020 DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE	3 MILE	5 MILE	10 MILE	3 MILE	5 MILE	10 MILE		
POPULATION	21,743	37,676	109,481	AVG. HH INCOME	\$64,397	\$57,391	\$59,444	HOUSEHOLDS	8,946	15,132	45,496



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