

## FOR LEASE

#1 most visited Family Dollar in a 20 mile radius with over 7.9K visits per month! (Placer.ai)

### PROPERTY SUMMARY

Retail space available in a highly visible, easily accessible shopping center on Highway 57 in Vancleave, MS. Anchored by the Family Dollar and Dollar Tree Combo Store, this shopping center currently has the ±1,865 SF endcap available with a drive through. Site offers ample parking to support a retail shop or medical. Existing tenants include Baber's (coming soon) and Family Dollar and Dollar Tree Combo Store.

### AVAILABLE

- Suite B: ±1,865 SF  
(Available August 2021)

### BUILDING SIZE

- ±16,385 SF

### LEASE RATE

- \$15.00 PSF NNN (\$2.13)

### ZONING

- C-2, General Business District

### TRAFFIC COUNT (ADT 2019)

- On MS-57, north of site: 12,000

### 2020 DEMOGRAPHICS

	3 MI	5 MI	10 MI
Population	3,609	9,791	58,318
Avg. HH Income	\$68,848	\$69,909	\$65,866

### NEARBY BUSINESSES

- Dollar General
- Greer's Market
- Advance Auto Parts
- Southern Fitness
- Pizza Hut
- Burger Barn
- Vancleave High School
- Vancleave Middle School
- Vancleave Lower Elementary School



# RETAIL NEXT TO FAMILY DOLLAR

12101 MS-57, Vanleave, MS

