



SITE AVAILABLE | 19.2 ACRES

MS HIGHWAY 16 | PHILADELPHIA, MISSISSIPPI 39350



AVAILABLE SPACE

19.2 acres undeveloped land

RATES | NNN & PRICE

Available upon request

TRAFFIC COUNTS

MS Highway 16 = 14,000 ADT

Source: Mississippi DOT, 2015

PROPERTY INFORMATION

- Great visibility and access from highly trafficked Highway 16
- Close proximity to Holiday Inn Express & Suites, Lowe's Home Improvement, Bumpers, and Tractor Supply Company
- Future Mississippi DOT extension planned for Highway 16

DEMOGRAPHICS (based on 2016 data)

Variable	Community Population	RTA
2016 Population	7,291	67,559
Average HH Income	\$47,622	\$50,967
Median Age	36.2	37.6

* RTA – Retail Trade Area; the geographic area from which retailers derive approximately 80-85% of their business.

CONTACT

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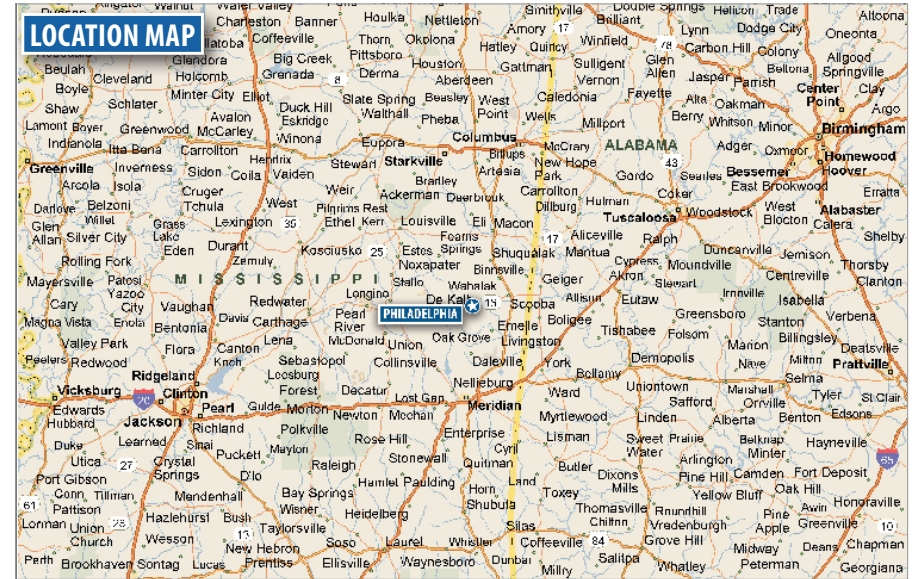
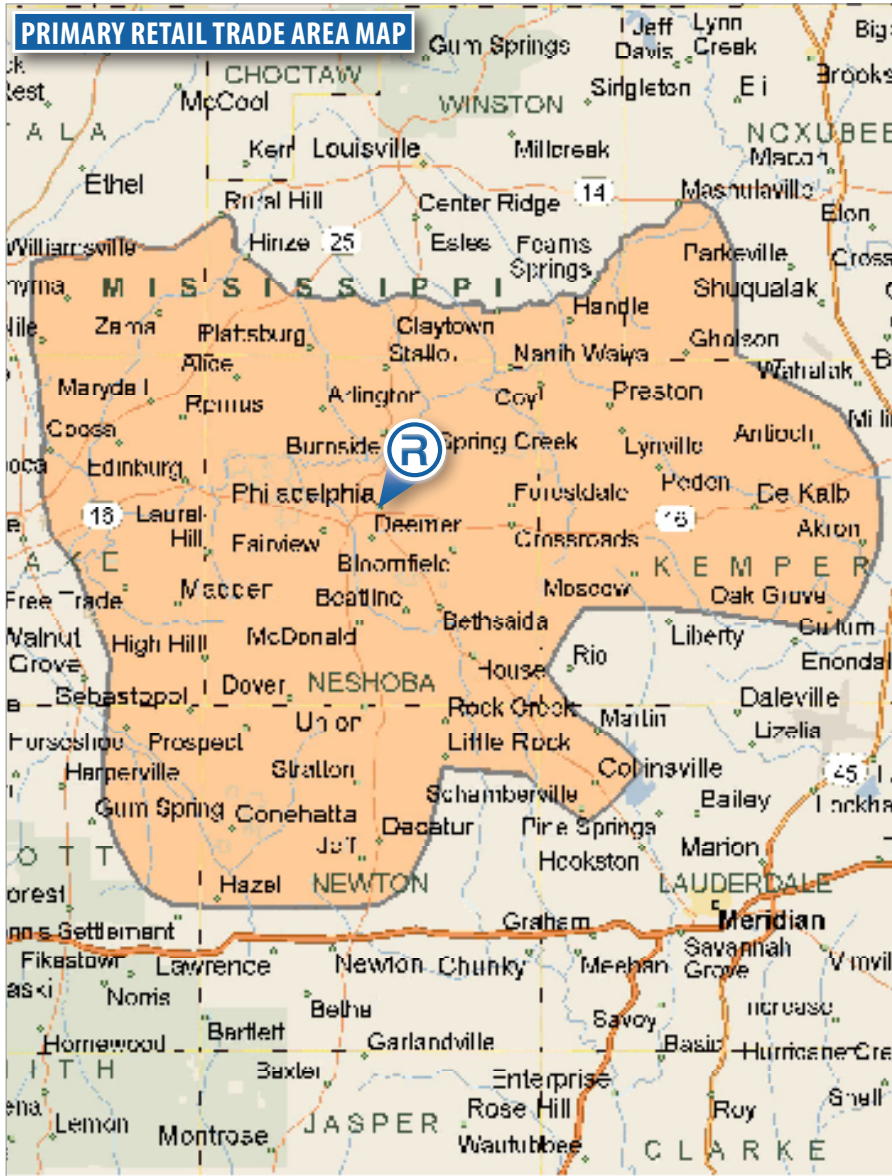
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | www.theretailcoach.net

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CONCEPTUAL SITE PLAN RENDERING