

INDUSTRIAL PROPERTY FOR SALE

JOINER PLAZA

606 HWY 16-W CARTHAGE, MS 39051



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PROPERTY DESCRIPTION

This 6+/- acre mixed use development is situated in the perfect location to capture commuting and residential traffic. The subject site is developed with various metal buildings and sheds utilized in a building supply business and a four-plex strip Class C Shopping Center.

OFFERING SUMMARY

Sale Price:	\$1,200,000
Number of Units:	9
Lot Size:	6.32 Acres
Building Size:	46,625 SF

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LOCATION INFORMATION

Building Name	Joiner Plaza
Street Address	606 Hwy 16-W
City, State, Zip	Carthage, MS 39051
County	Leake
Signal Intersection	Yes
Nearest Highway	Highway 16

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
APN #	09111D-B-16, 09111-B-18, 09111A-D-4, 09111A-D-4.1
Lot Frontage	487.4 ft
Corner Property	Yes
Traffic Count	13000
Traffic Count Street	Hwy 16
Traffic Count Frontage	487
Waterfront	Yes
Power	Yes

BUILDING INFORMATION

Tenancy	Multiple
Condition	Good
Free Standing	Yes
Number of Buildings	4

LOCATION DESCRIPTION

The subject site is developed with various metal buildings and sheds utilized in a building supply business and a four-plex strip Class C Shopping Center. Main Building (Joiner's Building Supply): This structure contains a prefab metal building construction on a concrete slab foundation. It consists of a sales floor, offices, break room and a retail jewelry store (Evon's). This retail/sales area measures 100' x 125' attached to the rear.

Lumber Shed & Storage Shed:

Contains 2,700 sf of covered area with steel frame & metal roof covers. 900 sf storage shed is located just south.

Warehouse/Retail Building:

Consists of 15,000 sf prefab metal building on concrete slab foundation which was built in 1975. 1,152 sf side canopy is on east side. South 50' of this building is leased to The Salvation Army (5,000 sf). Interior finished are vinyl tile floors, paneled walls, drop ceiling with fluorescent lighting. Remaining 10,000 sf is used as unheated warehouse space. The 5,000 sf above Salvation Army is floored & used as additional storage area. Overall condition is average.

Four-Plex Strip Shopping Center:

Consists of a prefab metal building containing 3,737 sf with brick & glass facade on concrete slab foundation. Space is divided into 4 separate retail & office spaces. This retail space is currently leased with 3 tenants with 1 vacant bay. Sidewalk is situated in from on tenants. Building was built in 2001 and overall condition is average/good.

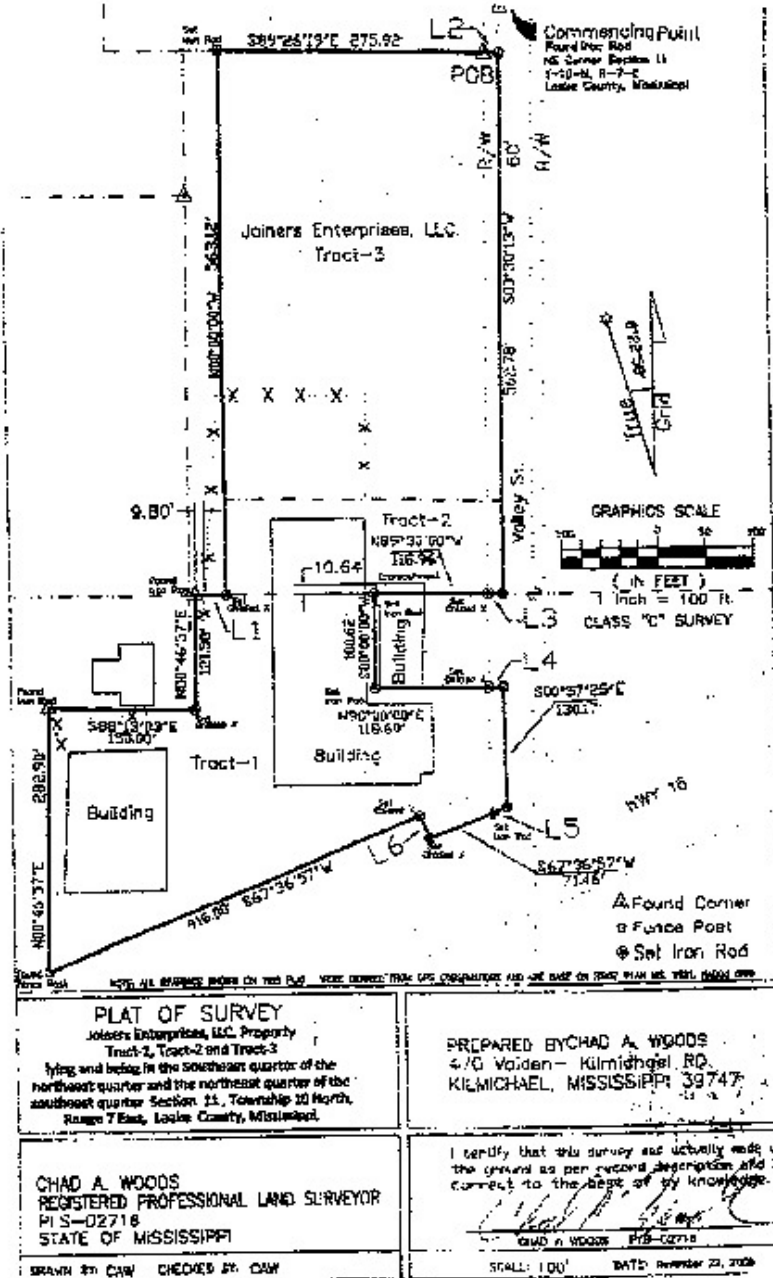
On-site improvements include concrete areas (38,000 sf) around all building with chain link fence around western property line running to rear of lumber yard & back to east side of main building.

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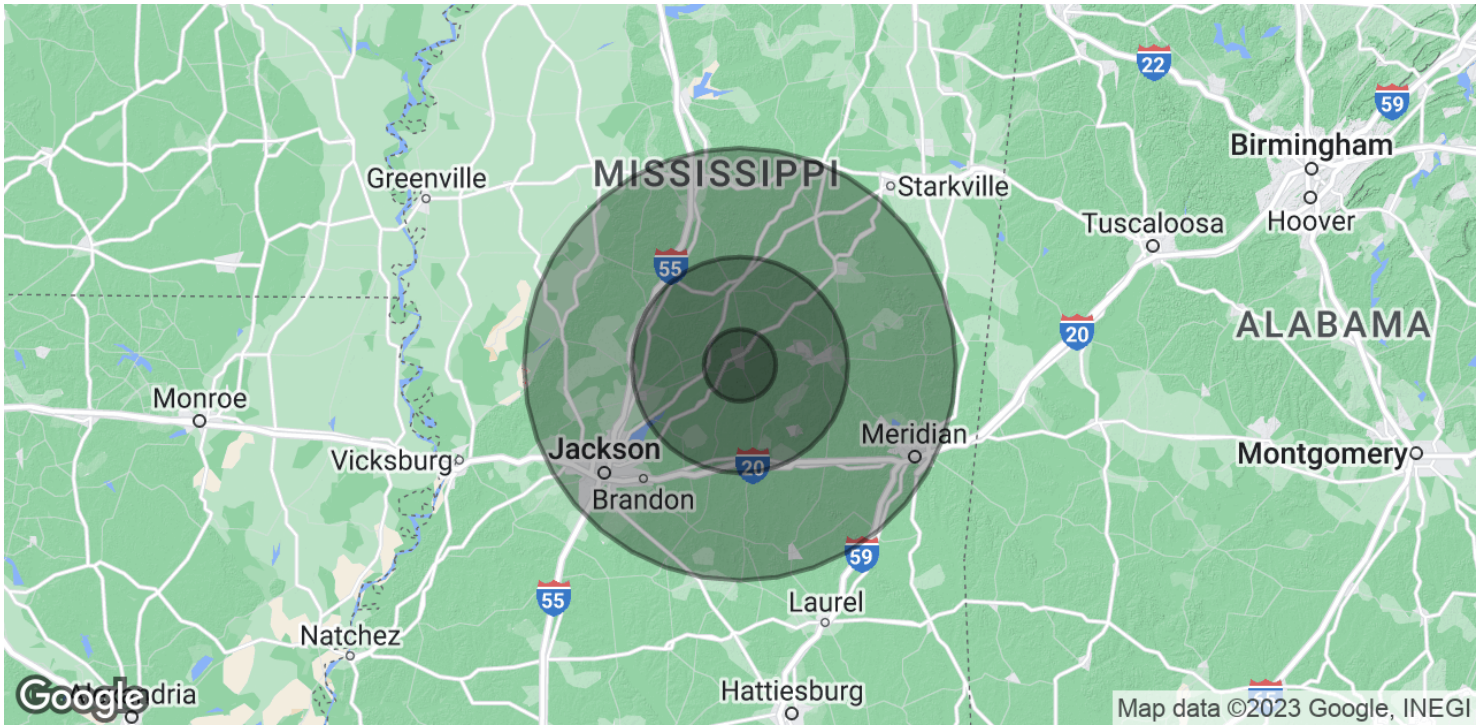


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POPULATION	10 MILES	30 MILES	60 MILES
Total Population	15,631	116,553	782,624
Average age	33.0	34.9	35.2
Average age (Male)	31.7	33.0	33.6
Average age (Female)	35.5	37.0	36.8

HOUSEHOLDS & INCOME	10 MILES	30 MILES	60 MILES
Total households	4,957	39,866	282,272
# of persons per HH	3.2	2.9	2.8
Average HH income	\$42,166	\$43,948	\$57,245
Average house value	\$92,580	\$105,980	\$148,343

* Demographic data derived from 2020 ACS - US Census

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MS #16810

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