

RETAIL PROPERTY FOR SALE

800 E RIVER PL

800 E RIVER PL JACKSON, MS 39202



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**PROPERTY DESCRIPTION**

Great investment opportunity at the YMCA across the Interstate from Downtown Jackson. Jackson YMCA is a health and fitness facility containing 44,750 square feet of gross building area. The site area is 9.96 acres or 433,858 square feet. High traffic count along Interstate Highway 55 with great frontage!

**OFFERING SUMMARY**

Sale Price:	\$1,600,000
Lot Size:	9.96 Acres
Building Size:	44,750 SF

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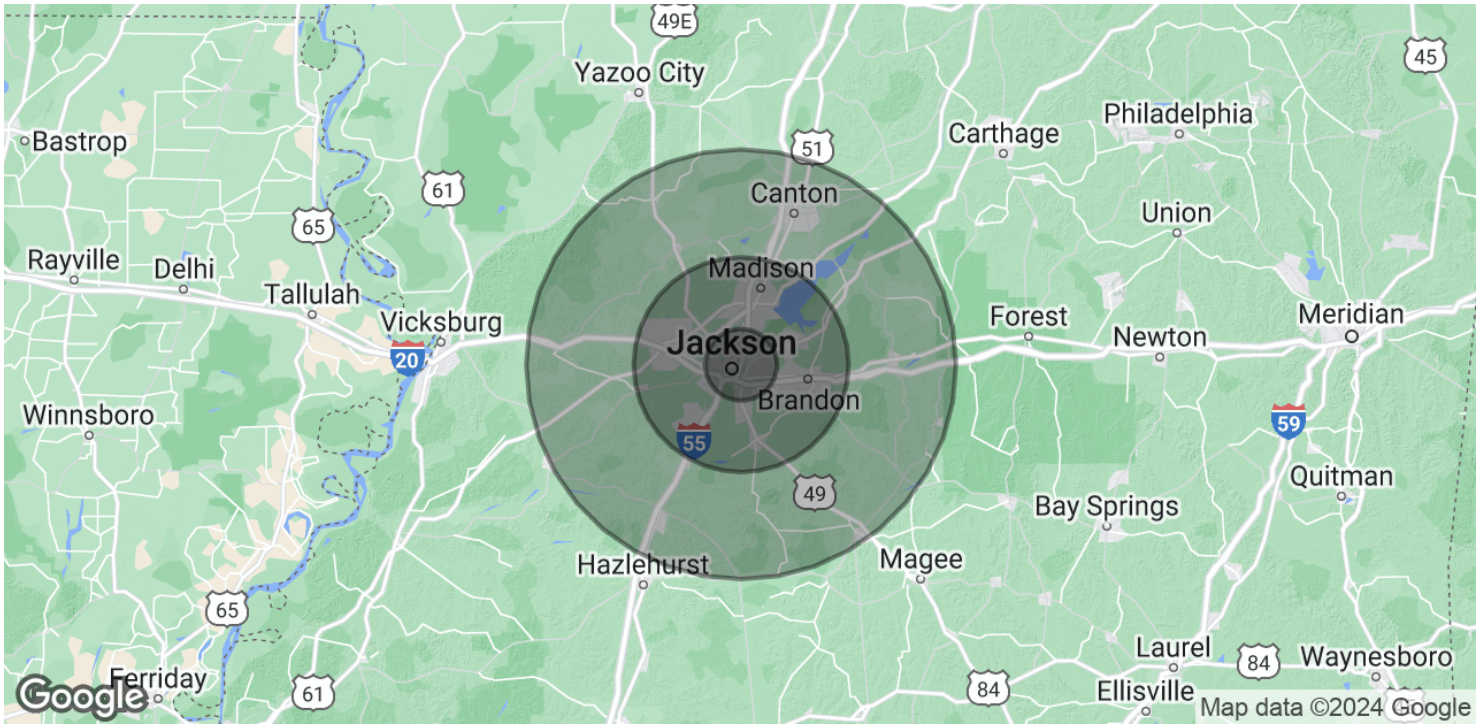
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POPULATION	5 MILES	15 MILES	30 MILES
Total Population	116,739	435,828	571,075
Average age	32.9	34.3	35.0
Average age (Male)	31.8	32.9	33.5
Average age (Female)	33.9	35.5	36.3
HOUSEHOLDS & INCOME	5 MILES	15 MILES	30 MILES
Total households	43,446	161,888	210,498
# of persons per HH	2.7	2.7	2.7
Average HH income	\$51,014	\$64,416	\$65,139
Average house value	\$168,292	\$170,341	\$164,878

\* Demographic data derived from 2020 ACS - US Census

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