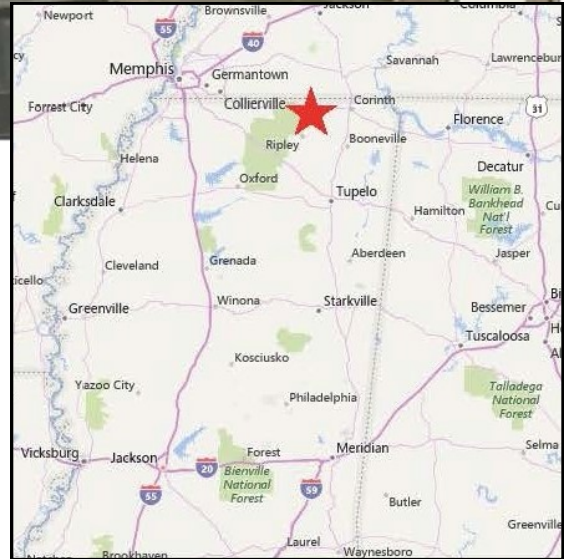


FOR SALE OR LEASE



PROPERTY HIGHLIGHTS

- **Property for Sale or Lease!**
 - **For Sale at \$850,000**
 - **For Lease at \$12.63/SF NNN**
- Property address: 28191 Highway 15, Walnut, MS, 38683
- Located on Hwy 15 one mile south of busy Hwy 72.
- Unique opportunity for retail, grocery, medical, religious, or call center use.
- Excellent access and visibility to Hwy 15 with ample frontage
- Building size: ± 11,879 SF
- Building dimensions: ± 100.67' Wide by 118' Deep
- Parcel Size: ± 2.00 Acres
- Year Built: 2014
- Building/Site Configuration: Freestanding with fuel pumps, tanks and all fixtures
- Zoning: C-C Commercial

| | 5 miles | 10 miles |
|--|---------|----------|
|--|---------|----------|

| | | |
|-------------------------------|----------------------|-----------------|
| 2015 Population | 4,215 | 12,191 |
| 2015 Average HH Income | \$43,456 | \$46,079 |
| Traffic Count | 4,000 per day | |



**Southeastern
Commercial
Properties, LLC**

Gerald Peoples, Broker

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EXPERIENCE THE DIFFERENCE!