

For Lease

Prime location at hard corner
in Flowood, MS



Former
Backyard Burger
101 Promenade Blvd.
Flowood, MS



Estimated Demographics	1-mile	3-mile	5-mile
Estimated Population	3,176	20,661	77,613
Daytime Population	5,490	29,623	76,652
Average Household Income	\$119,868	\$113,540	\$102,134
Median Age	37.2	36.1	39

Source: Esri, 2023

Property specifications

- 4,000 SF former restaurant
- Located on 1.1 ac outparcel along the main retail corridor of affluent Flowood, MS
- Positioned at lighted intersection of Lakeland Dr (36,000 CPD) and Old Fannin Rd (20,000 CPD)
- Nearby retailers include: Target, TJ Maxx, Best Buy, Kroger, Belk, Academy Sports, Kohl's, Ross, Michael's, Dick's Sporting Goods, and Lowes

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