



# Available

## ± 5.32 AC Available

- (4) ±.89 – 1.78 AC parcels available in prime growth location
- Over ±575,000 SF of destination retail located within 1 mile of site
- Strong residential area with 432 platted lots within a 5 minute drive
- I-55 visibility at Exit 107 with over 65,000 CPD
- Located in close proximity to 2 planned mixed use developments: “Village at Madison” and “Madison at Main” will total over 35 acres of new retail, office and residential opportunities
- Zoned C-1, potential uses include office, hospitality and retail
- Madison County has the highest per capita income in the State of Mississippi and is also home to the state’s 5th largest employer, Nissan.

Woodgreen Place  
 NWQ of I-55 & Main Street  
 Madison, MS

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## Area Retailers



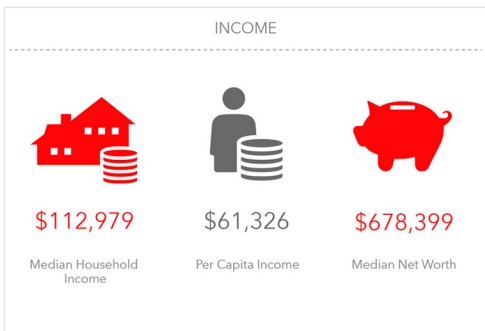
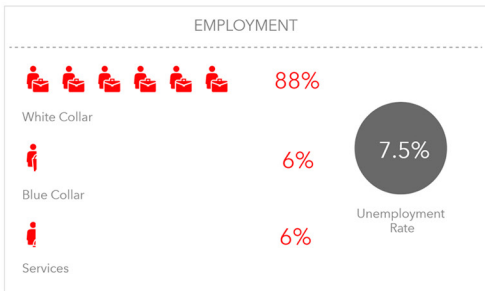
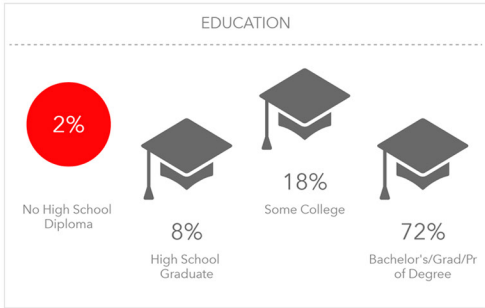
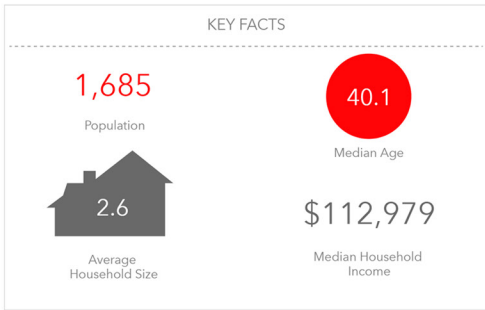
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# Demographics

## 1 mile



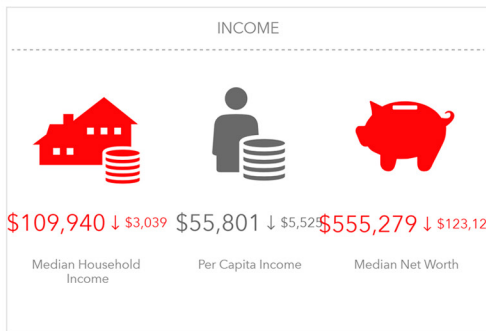
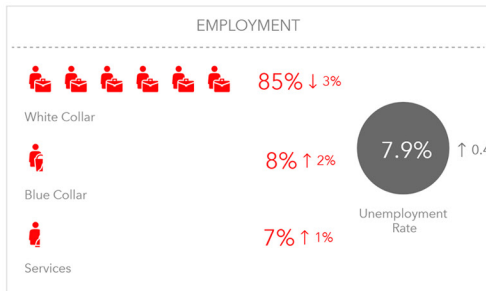
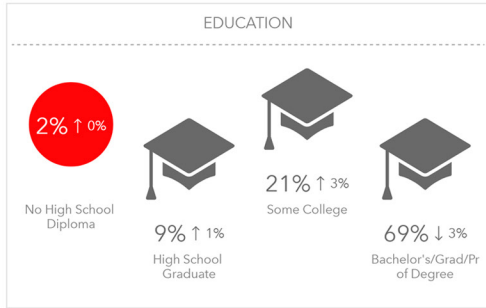
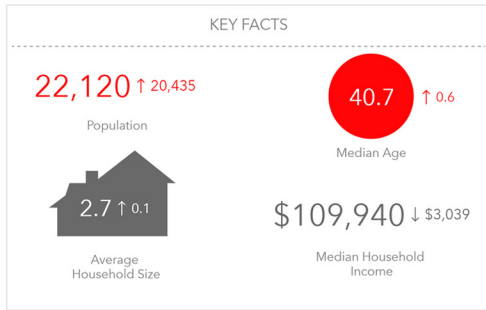
Households By Income

The largest group: \$200,000+ (28.5%)  
The smallest group: <\$15,000 (1.7%)

Indicator	Value	Difference	Deviation
<\$15,000	1.7%	-3.4%	█
\$15,000 - \$24,999	2.9%	-3.0%	█
\$25,000 - \$34,999	5.3%	-4.1%	█
\$35,000 - \$49,999	3.8%	-5.7%	█
\$50,000 - \$74,999	11.1%	-6.7%	█
\$75,000 - \$99,999	20.8%	+5.9%	█
\$100,000 - \$149,999	13.5%	-1.9%	█
\$150,000 - \$199,999	12.4%	+4.6%	█
\$200,000+	28.5%	+14.4%	█

Bars show deviation from Madison County

## 3 miles



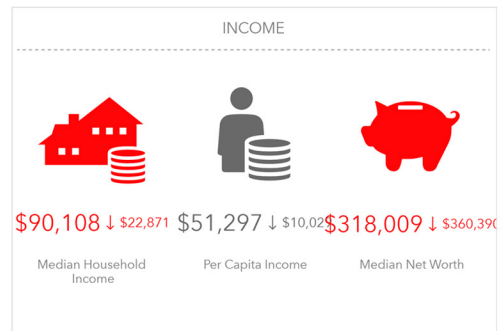
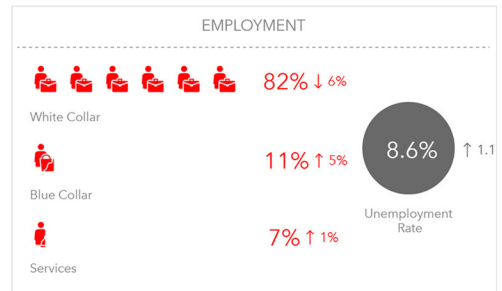
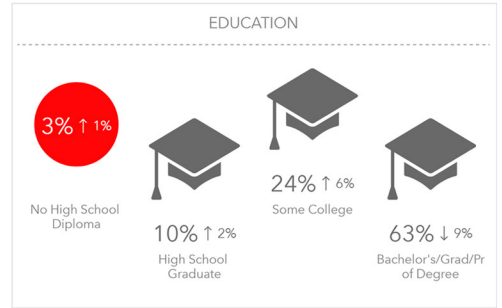
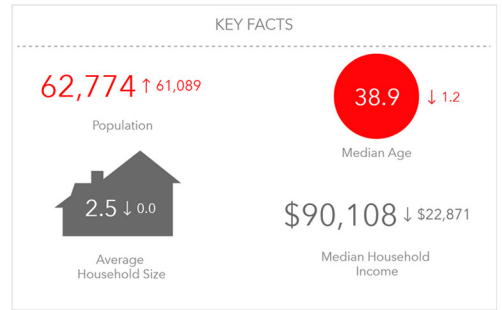
Households By Income

The largest group: \$200,000+ (23.3%)  
The smallest group: <\$15,000 (1.7%)

Indicator	Value	Difference	Deviation
<\$15,000	1.7%	-3.4%	█
\$15,000 - \$24,999	3.5%	-2.4%	█
\$25,000 - \$34,999	4.8%	-4.6%	█
\$35,000 - \$49,999	5.2%	-4.3%	█
\$50,000 - \$74,999	12.5%	-5.3%	█
\$75,000 - \$99,999	16.8%	+1.9%	█
\$100,000 - \$149,999	19.7%	+4.3%	█
\$150,000 - \$199,999	12.5%	+4.7%	█
\$200,000+	23.3%	+9.2%	█

Bars show deviation from Madison County

## 5 miles



Households By Income

The largest group: \$200,000+ (18.4%)  
The smallest group: <\$15,000 (2.4%)

Indicator	Value	Difference	Deviation
<\$15,000	2.4%	-2.7%	█
\$15,000 - \$24,999	3.9%	-2.0%	█
\$25,000 - \$34,999	6.8%	-2.6%	█
\$35,000 - \$49,999	9.3%	-0.2%	█
\$50,000 - \$74,999	17.2%	-0.6%	█
\$75,000 - \$99,999	15.5%	+0.6%	█
\$100,000 - \$149,999	17.3%	+1.9%	█
\$150,000 - \$199,999	9.2%	+1.4%	█
\$200,000+	18.4%	+4.3%	█

Bars show deviation from Madison County