retail specialists

Your Retail Real Estate Experts

# Clarksdale Commons

## 922-944 S State Street Clarksdale, MS 38614




## FOR LEASE

## Property Highlights

- Available: 10,800 SF suite
- Join national cotenant Dollar Tree!
- Located on Clarksdale's main retail corridor adjacent to Walmart Supercenter
- Great retail synergy in the area
- Lighted access
- Call for more information and pricing

| SQ FT | TRAFFIC | ACCESS |
|---|---|---|
| 10,800 | 19,101 VPD | Highway |

| Demographics | 3 mile | 5 mile | 7 mile |
|---|---|---|---|
| Population | 16,645 | 18,013 | 20,844 |
| Households | 6,033 | 6,528 | 7,555 |
| Daytime Pop | 19,044 | 21,134 | 23,880 |
| Med HH Income | $31,990 | $33,465 | $35,122 |


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# Clarksdale Commons

**922-944 S State St** Clarksdale, MS 38614

## Site Plan




| SUITE | TENANT | SPACE SIZE |
|---|---|---|
| 1 | Available | 10,800 SF |
| 2 | Delta Health Alliance | 2,513 SF |
| 3 | Dollar Tree | 9,200 SF |
| 4 | Advance America | 1,200 SF |

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