

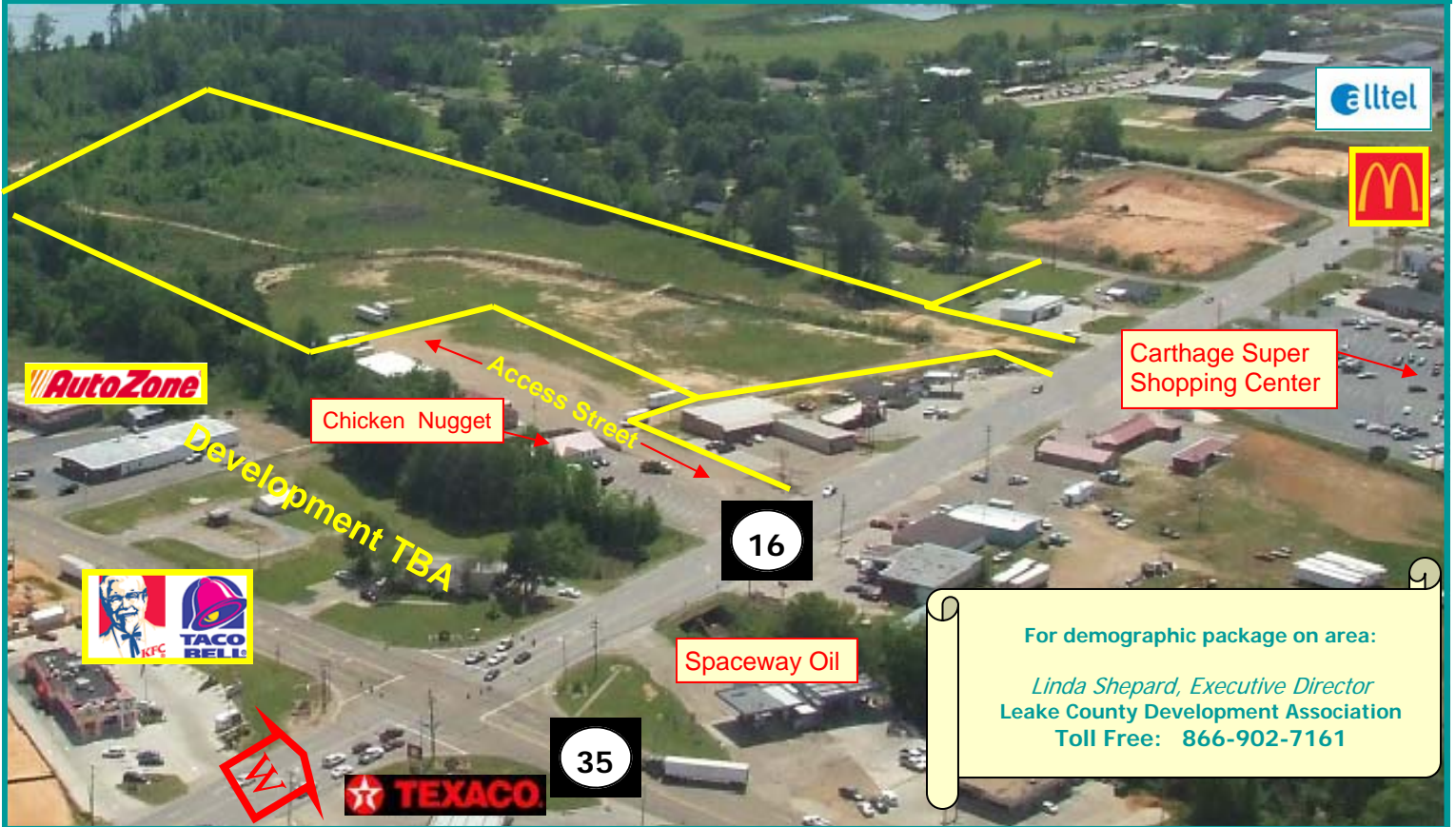


# Leake County MISSISSIPPI USA

*The Right People. The Right Location.*

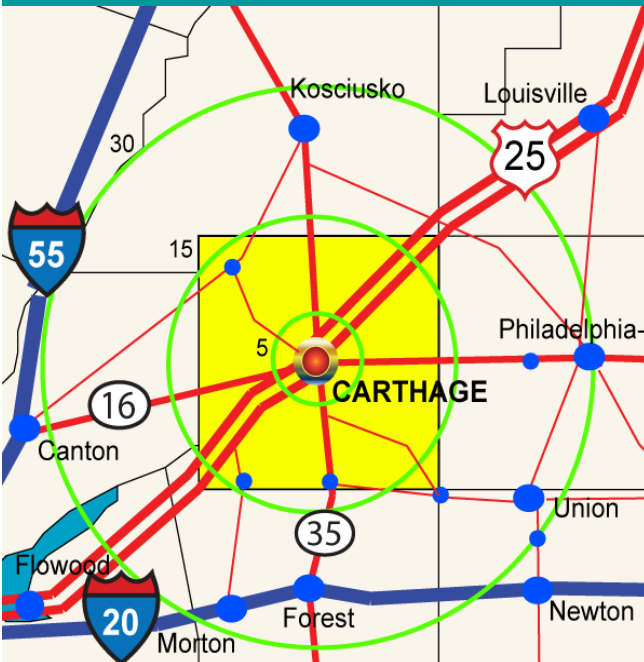


## RAILROAD SQUARE DEVELOPMENT HWY 16 West, Carthage



For demographic package on area:

*Linda Shepard, Executive Director*  
Leake County Development Association  
Toll Free: 866-902-7161



**PROPERTY:**

35 Acres, Zoned Commercial

**LOCATION:**

Highway 16 West, Carthage, Mississippi  
Near the Intersection of Mississippi Highways 35 and 16  
2006 DAILY TRAFFIC VOLUME: 15000+

**PROPERTY BROKER:**

Mossy Oak Properties  
1-866-392-5263  
Carthage, Mississippi

**DEMOGRAPHICS:**

|                   | Radius :        | 5 mi      | 15 mi     | 30 mi      |
|-------------------|-----------------|-----------|-----------|------------|
| Population        | 2006            | 7,442     | 25,844    | 120,701    |
|                   | projection 2011 | 7,965     | 27,434    | 124,795    |
| Households        | 2006            | 2,217     | 9,119     | 43,735     |
|                   | projection 2011 | 2,212     | 9,558     | 45,319     |
| Average HH Income | 2006            | \$ 42,241 | \$ 42,586 | \$ 44, 713 |
|                   | projection 2011 | \$ 47,332 | \$ 48,348 | \$ 50,771  |

Source: CLARITAS, INC. 2006

[www.leakeida.com](http://www.leakeida.com)

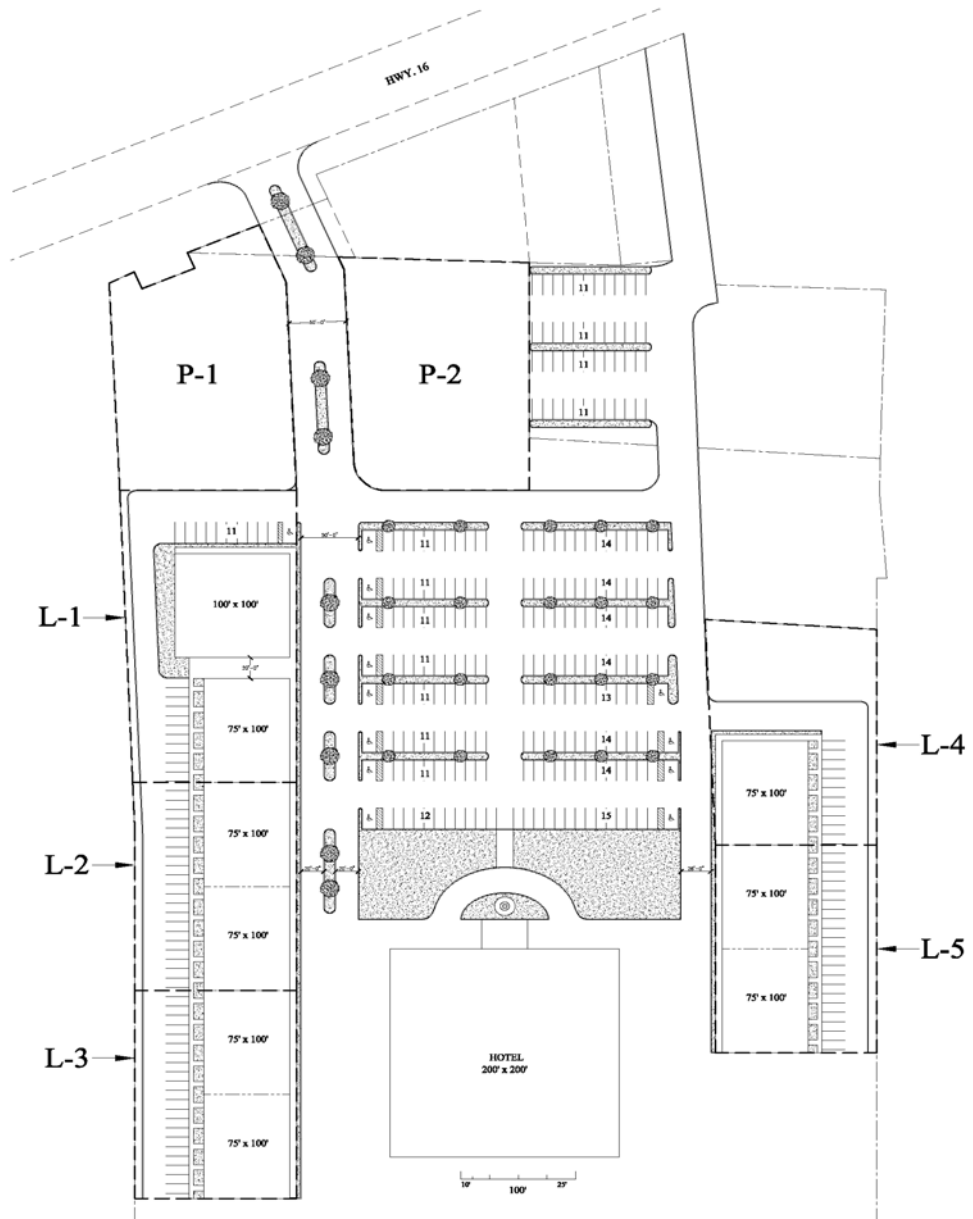


# RAILROAD SQUARE

## SHOPPING DISTRICT

<<<< WALMART / NISSAN

PEARL RIVER RESORT >>>>



**PROPOSED SITE PLAN**