



Leake County

MISSISSIPPI

USA

The Right People. The Right Location.



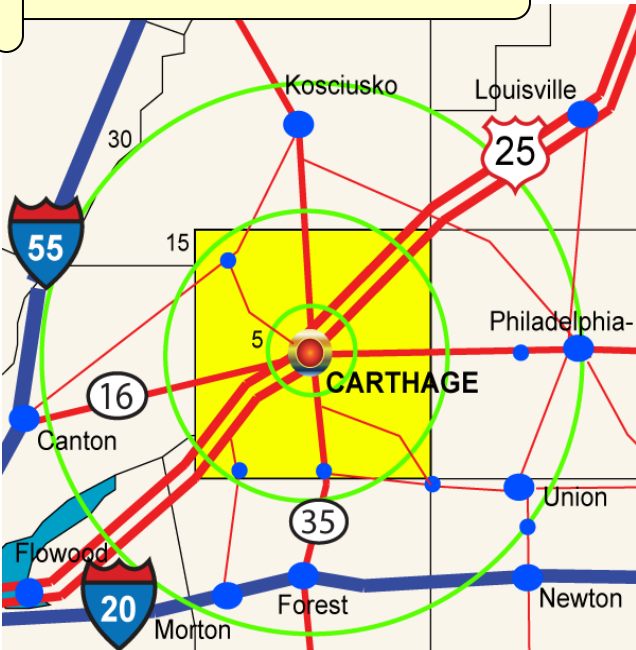
COMMERCIAL OPPORTUNITY: 807 HWY 16 West, Carthage, MS



Sites for Build to Suit for Tenants

26,654 sq ft

For demographic package on area:
 Linda Shepard, Executive Director
 Leake County Development Association
 Toll Free: 866-902-7161



PROPERTY: 4.7 Acres, Will Build-to-Suit
 26,654 sq ft building

LOCATION: 807 Highway 16 West, Carthage, Mississippi
 Adjacent to Wal-mart Supercenter
 2006 DAILY TRAFFIC VOLUME: 15000+

PROPERTY BROKER: 601-720-2224 Brent Federick

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