



HWY 49 - YAZOO CITY, MS



PROPERTY FEATURES

Located at Four Points Intersection on Hwy. 49, the 49 Junction Mall is a rehabilitation of a vacant K-Mart building. Action Properties converted the 92,000 sq. ft. eyesore into a thriving 103,000 sq. ft. mall with 100% occupancy. 49 Junction Mall has become a retail sales booster for Yazoo City by bringing in out-of-town business and traffic which has benefited many other local merchants. This intersection is now visited by over 14,000 vehicles per day. 49 Junction Mall has not only created a brighter outlook for Yazoo City, it has created over 150 new jobs and generated over \$170,000 new sales tax in a year and has a payroll of over \$1 million.

National tenants include:

- Goody's
- Save-a-lot Grocery Store
- Dollar Tree
- Hibbett Sporting Goods
- Citi Trends

Local tenants include:

- Dr. David Parker Optometry
- 3 doctor's offices
- Several government offices



ACTION PROPERTIES

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DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	5,827	16,496	17,774
Average Household Income	\$28,797	\$35,070	\$36,912
Number of Households	1,898	4,771	5,211