

49 JUNCTION

YAZOO CITY, MISSISSIPPI



ACTION PROPERTIES

662.746.8000
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FOR LEASING INFORMATION

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DEMOGRAPHICS

	3 miles	5 miles	10 miles
Population	17,264	18,247	21,433
Average Household Income	\$37,309	\$38,220	\$39,674
Number of Households	4,668	5,031	6,258

DRIVE TIME

	10 mins	15 mins	20 mins
Population	13,163	17,665	19,014
Average Household Income	\$36,711	\$37,845	\$37,091
Number of Households	4,427	4,830	5,323

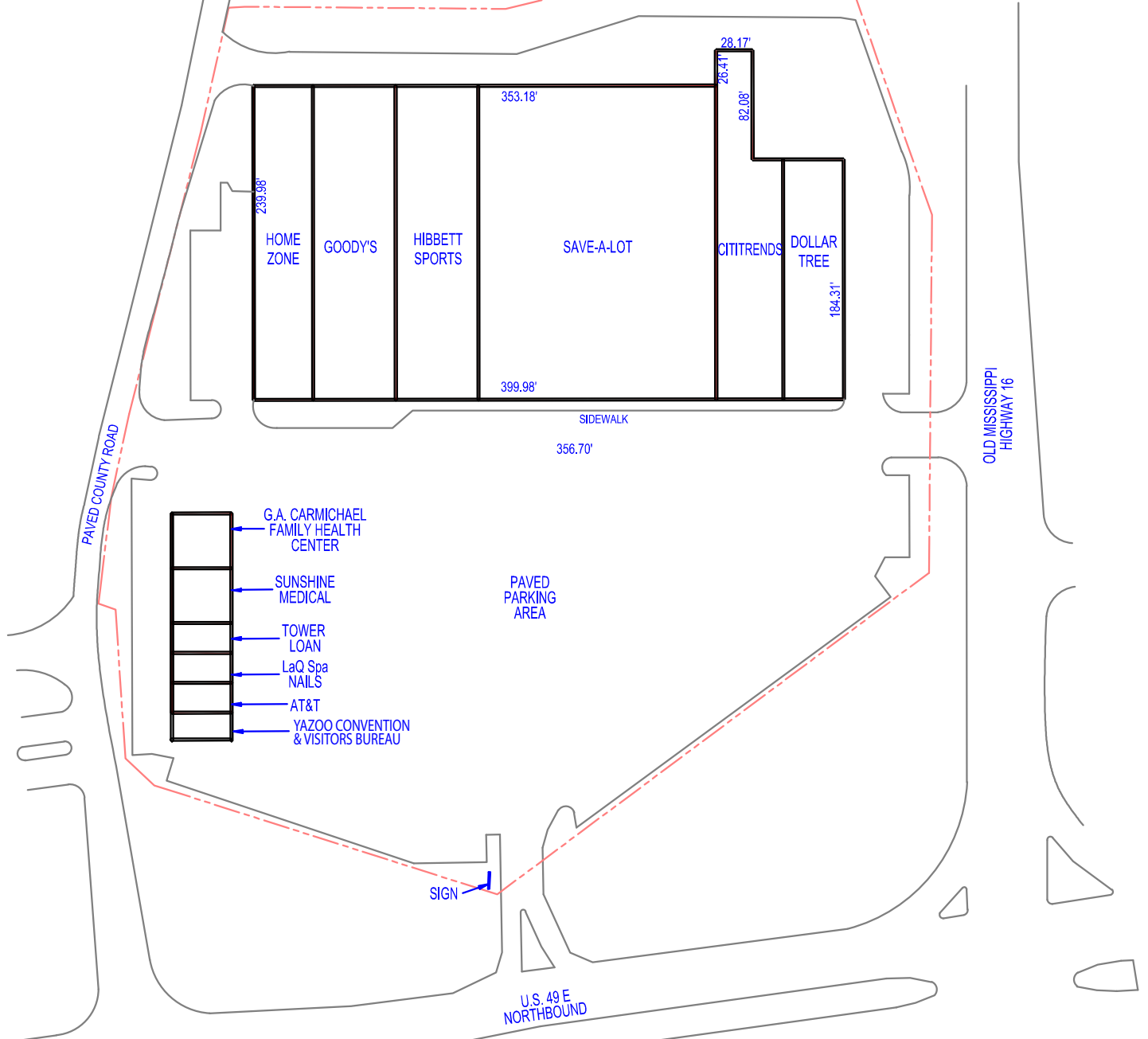
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Yazoo City is located in Central Mississippi 40 miles northwest of Jackson, MS. It is the county seat of Yazoo City. Yazoo City is also known as the “Gateway to the Delta” due to its location on the transition between the two great landforms that characterize the geography of Mississippi (the Western part of the city lies in the Mississippi Delta and the eastern part lies in the loess bluffs that characterize most of the eastern Mississippi).

PROPERTY DETAILS

- **Excellent visibility and outstanding frontage**
 - **Ample Parking**
- **Located at signaled intersection of 49E & 49W**
- **National tenants include: Goody's, Save-a-lot, Dollar Tree, Hibbett Sporting Goods and CitiTrends**
- **Local tenants include: Dr. David Parker - Optometry, Yazoo Convention and Visitors Bureau, several doctors offices and government offices.**





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