

\$6,200,093 | 7.5% CAP RATE



109-129 HIGHWAY 80 E | CLINTON, MISSISSIPPI 39056

KROGER SHADOW ANCHOR WITH FUEL STATION

25,963 RSF ± Multi-Tenant Retail on 2.78 Acres

Adjacent to Mississippi College main campus

95% leased

High traffic counts and superior visibility

Priced well below replacement cost

Notable Tenants:



Little Caesars® The UPS Store



FOR MORE INFORMATION PLEASE CONTACT

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LAVISTA ASSOCIATES, INC.

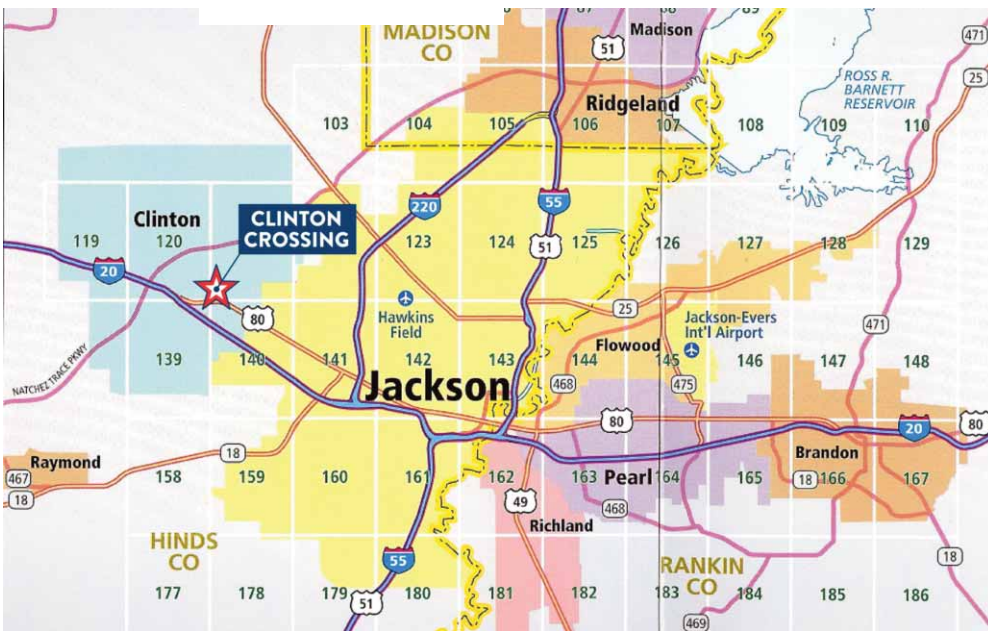
Commercial and Industrial, Realtors®

49 YEARS

1972 - 2021

INVESTMENT SALE

CLINTON CROSSING



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