

Radius :	5 mi	15 mi	30 mi
Distribution by Age Group			
Age 0 - 17	25 %	26 %	26 %
Age 18-34	30 %	26 %	24 %
Age 35-54	23 %	25 %	26 %
Age 55-74	14 %	16 %	17 %
Age 75+	8 %	7 %	7 %

Age Breakdown			
Population 2006 Median Age	32.18	33.46	34.38
Population 2006 Avg. Age	36.22	36.21	36.57
Population Age 16 and over	5,791	19,719	92,439
Population Age 21 and over	5,159	18,860	82,652
Population Age 65 and over	1,103	3,547	16,576

No. of Households by Income			
2006 Total Population	7,442	25,844	120,701
2006 Households	2,217	9,119	43,735
\$ 15,000 or less	575	2,250	10,393
\$ 15,000 — \$ 24,999	373	1,356	6,808
\$ 25,000 — \$ 34,999	280	1,256	5,919
\$ 35,000 — \$ 49,999	384	1,580	6,992
\$ 50,000 — \$ 74,999	282	1,439	7,066
\$ 75,000 — \$ 99,999	134	596	3,215
\$ 100,000 — \$ 149,999	138	479	2,259
\$ 150,000 — \$ 249,999	41	105	725
\$ 250,000 — \$ 499,000	10	51	301
\$ 500,000 or more	0	7	58

Source: CLARITAS, INC. 2006



Leake County
MISSISSIPPI
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The Right People.
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2007 Retail Sales-Leake	
Total Retail Sales	\$179.1
Automotive	\$ 39.9
Machinery, Equipment, Supply	\$ 16.9
Food and Beverage	\$ 28.8
Furniture and Fixtures	\$ 2.0
Apparel/General Merchandise	\$ 44.8
Contracting	\$ 15.7
Lumber and Building Materials	\$ 6.9
Miscellaneous Retail	\$ 9.1
Miscellaneous Services	\$ 3.1

Source: MS State Tax Commission Annual Report, 2007

Top Five County Employers	
Tyson Foods	2200
Leake County School District	450
Super Wal-Mart	250
Leake County	229
Walnut Grove Youth Correctional	205

Opportunity Gap - Retail 15 miles			
(in millions)	Demand \$	Supply \$	Gap \$
Total Retail Sales	322.3	157.4	164.9
Building Material	33.4	8.9	24.5
Food & Beverage	40.2	6.0	34.1
Furniture & Home	7.4	1.4	6.0
Clothing & Accessories	12.6	2.9	9.7
Electronics & Appliance	6.5	.8	5.7
Sporting Goods	4.8	1.3	3.5
Department Stores	17.2	5.9	11.2
Food Service	25.9	8.7	16.2

Source: CLARITAS, INC. 2006

Traffic Counts	
MS Highway 16	15,000 daily
MS Highway 35	9,600 daily

Source: Mississippi Department of Transportation, 2006



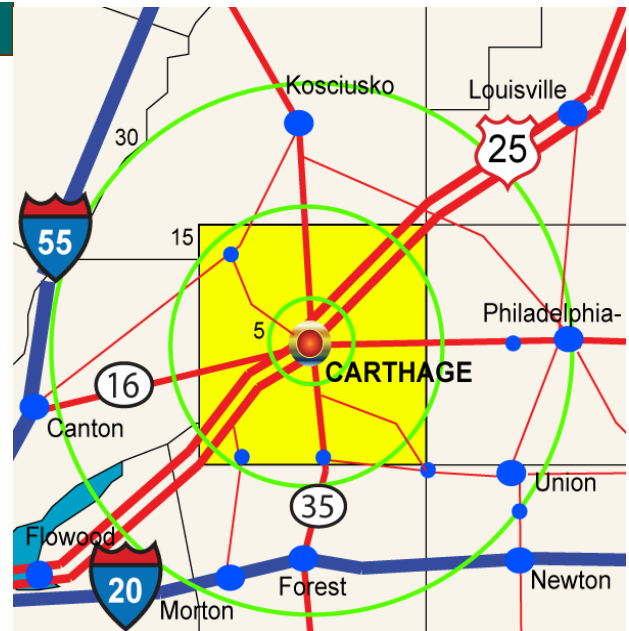
Leake County MISSISSIPPI USA



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Community Overview

- **Leake County** is the **10th fastest growing county** in the state of Mississippi in population and is a great place for businesses to take root and grow.
- **Leake County** is in the **geographic center of the state** and is twenty-four miles square.
- **Leake County** residents shop at home. Carthage consistently has higher retail sales than many cities in Mississippi with populations larger than Carthage.
- **Available sites and buildings** in the primary retail corridors of Highway 16 and 35 are zoned and ready for development.
- The **Pearl River Resort** at Choctaw, MS, is twenty miles east of Carthage. Carthage is 35 miles from the **Nissan Mississippi** facility in Canton and 50 miles from the metropolitan area of **Jackson**.
- **Leake County** hosts several annual festivals throughout the year.
- **82.7%** of dwellings in a 15 mile radius of Carthage are Owner-Occupied.
- Over the next 5 years, the population within a 5 mile radius is projected to grow **7%**.



Representative Market

- ALLTEL
- AT&T
- AutoZone
- Burke's Outlet
- CATO
- Car Quest
- Check Advance
- Dirt Cheap
- Dollar General
- Family Dollar
- Fred's
- Jr. Food Mart
- KFC-Taco Bell
- McDonald's
- Movie Gallery
- Murphy Oil
- NAPA
- O'Reilly Auto
- Piggly Wiggly
- Pizza Hut
- Radio Shack
- Shoe Show
- Sonic
- Subway
- Super Wal-Mart
- Ward's
- Wendy's

Area Demographic Overview

	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
Median Household Income	2006	\$ 30,730	\$ 32,589	\$ 32,884
	projection 2011	\$ 33,529	\$ 36,151	\$ 36,788
Average Household Income	2006	\$ 42,241	\$ 42,586	\$ 44,713
	projection 2011	\$ 47,332	\$ 48,348	\$ 50,771

Source: CLARITAS, INC. 2006

Contact Us

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