

# Commercial Property | \$395,000

## 511 HWY 82 W Indianola, MS 38751



Prime Time Restaurant Location!!!! This Sunflower County commercial property is THE PERFECT location for the restaurant space you have been looking for! Over 2,000 SF already planned with efficiency and utility in mind for a functioning restaurant space in the Heart of the Mississippi Delta. Approximately one acre (0.9) is located along Highway 82 West in Indianola! This prime-time setup is ready for you and your personalized touches! Daily traffic counts along Highway 82 can reach 20,000 to maximize visibility to an attractive location. Cook Lines intact, serving areas established, sufficient refrigeration needs available, and plenty of parking make this THE spot for your restaurant to get a quick start in Indianola. Call me today for your private showing! Emerson Lovelace 601-715-3302!.



*call me today!*

**EMERSON LOVELACE**, REALTOR®  
Emerson@TomSmithLand.com  
662.441.2500 office | 601.715.3302 cell



# TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



- 2,013+/- SF
- Built in 2000
- 0.9+/- acre lot
- HWY 82 Frontage
- 2 Bathrooms



*Call me today!*

**EMERSON LOVELACE**, REALTOR®  
 Emerson@TomSmithLand.com  
 662.441.2500 office | 601.715.3302 cell



Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# AERIAL MAP



[Click for Interactive Map](#)



*call me today!*

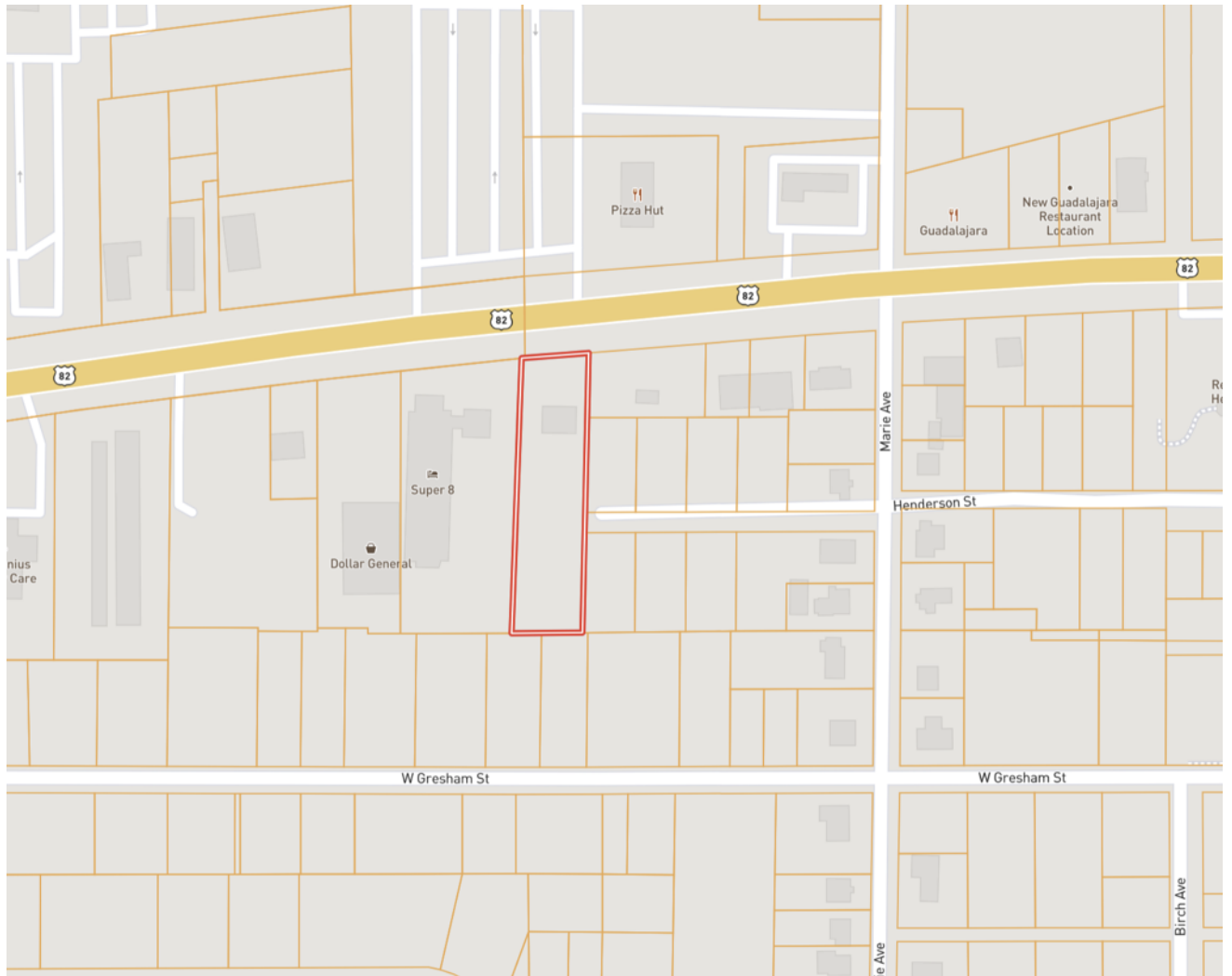
**EMERSON LOVELACE**, REALTOR®  
Emerson@TomSmithLand.com  
662.441.2500 office | 601.715.3302 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# OWNERSHIP MAP



*call me today!*

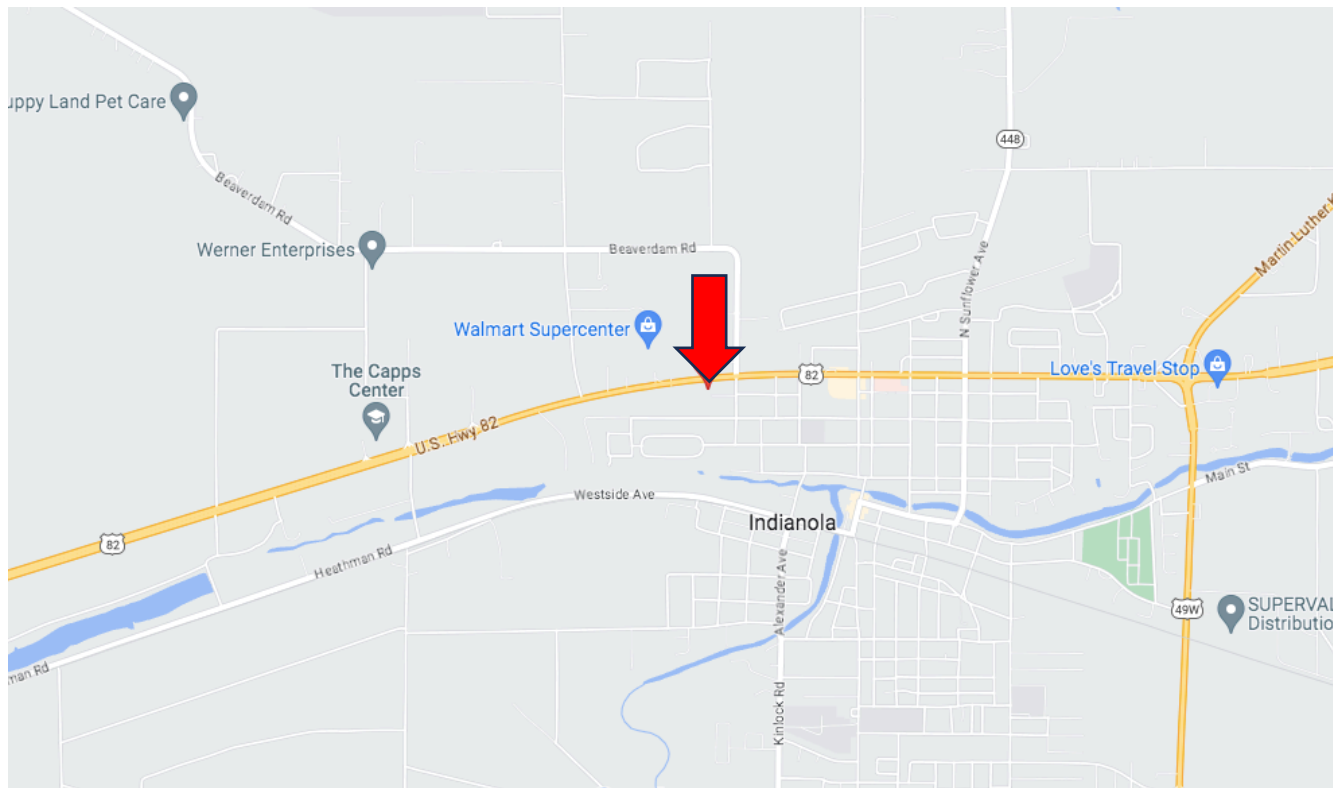
**EMERSON LOVELACE**, REALTOR®  
Emerson@TomSmithLand.com  
662.441.2500 office | 601.715.3302 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# DIRECTIONAL MAP



**Address: 511 HWY 82 W. Indianola, MS 38751**

**Directions from the intersection of Hwy 49 and Hwy 82 in Indianola, MS:**

Travel west on Hwy 82 W for 1.5 miles. The property will be on the left.

[Google Map Link](#)



*call me today!*

**EMERSON LOVELACE, REALTOR®**  
Emerson@TomSmithLand.com  
662.441.2500 office | 601.715.3302 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.