

# Clinton at a Glimpse



Population 2010	25,216
Population Growth Since 2000	+8.01%
Population of Trade Area	75,000
Median Family Income	\$62,928
Per Capita Income	\$28,411
Median Age	32.9

Clinton is the 10th largest city in Mississippi. 93% of its residents hold a high school diploma or higher, and 40% hold a bachelors degree or higher.

72% Home Ownership

Mississippi College Enrollment:

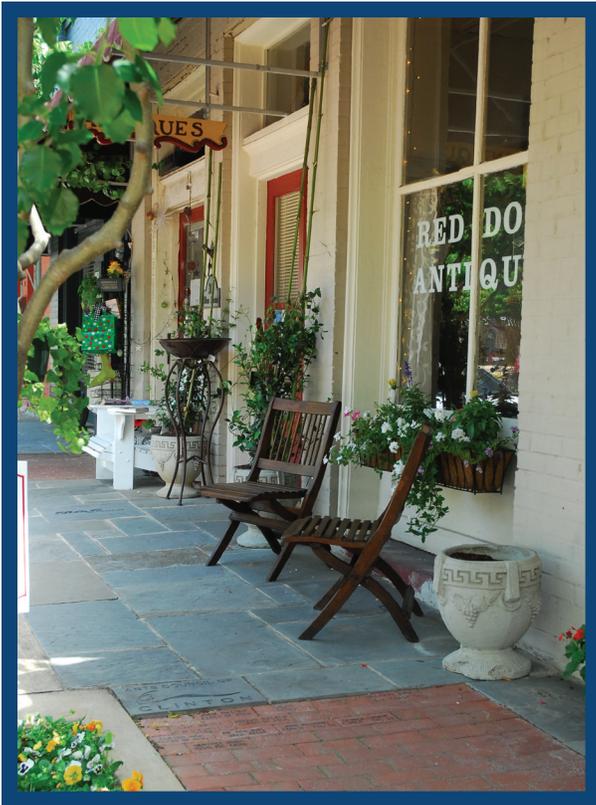
- Total Students - 5300
- On-Campus Residents - 1700

## Major Employers



**LOCKHEED MARTIN**





# Some things you never forget

Some things you never forget. It's the first time you rode a bike. It's the college years that changed your life. It's the stroll down a real Main Street, with local shops, friendly faces, and the feeling that you were part of something special, something different, a real community. That is Clinton, Mississippi. We are a college town that cultivates the minds and the character of young adults. We are a family town where we cherish our children and honor our elders. We are an authentic town that progresses to the future with steadfast optimism.

## What is Main Street Clinton?

Main Street Clinton is an organization that seeks to revitalize the Olde Towne and Clinton Boulevard areas of Clinton, MS. We work to stimulate economic development and preserve historic character in order to forward Clinton as an exciting place to invest and own a business. For more information visit the Main Street Clinton web site.

[www.mainstreetclintonms.com](http://www.mainstreetclintonms.com)





# Incentives

We offer two grant programs designed to help businesses locating within one of the Main Street Clinton districts defray some of their upstart or relocation expenses.

## **Business Development Grant –**

The Main Street Clinton Business Development Grant is a reimbursement grant program established to stimulate investment in the Main Street Clinton districts by providing monetary assistance to help fund physical improvements to commercial property. The grant is administered by Main Street Clinton's Economic Restructuring Committee.

The Grant is available to both business and property owners, and is intended to be used for improvements to the physical appearance and functionality of commercial buildings.

## **Façade Grant –**

The appearance of downtown is largely determined by the condition of its buildings. Because this appearance also forms the basis of the public's overall impression of downtown, the upgrading and preservation of downtown is crucial to the continued livelihood of Clinton.

The Façade Grant program offers financial and design assistance to property and/or business owners to promote façade renovation and preservation in the Main Street Clinton Districts.

## **For more information**

For more information about the Main Street Clinton Grant programs, please contact:

**Tara Lytal**

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# Opportunities on Main Street

Clinton has a high demand for **furniture and home furnishings** that we are not currently meeting.

The area also shows high potential earnings for **clothing and accessory boutiques**.

**Gift stores, stationary, and office supplies** are a largely underrepresented sector in the Clinton market.

A gap exists in the area of **florists and gardening retailers**.

**Shoe stores** represent an untouched market in Clinton.

The Clinton area currently has an unfulfilled need for **department stores**.

The market for **sporting goods and hobby retailers** shows promising demand.

## Trade Area Statistics

- PTA (Primary Trade Area) Store Sales \$372.8 million.
- PTA Consumers spent \$408.0 million.
- Clinton's PTA is leaking \$35.2 million annually overall each year.
- In selected categories that leakage is even more pronounced and in some categories, Clinton gains sales.

# Available Property



## 1. Lakeview Drive

Vacant lot - Parcel #2861-92-2  
Status - For Sale

## 2. 305 Clinton Boulevard

1600 Sq. Ft., retail or office space.  
Status - For Lease

## 3. College Street

Vacant lot - Parcel #2861-283  
Status - For Sale



**olde towne**

## 1. 102 W. Leake Street - The Wood House

Unknown Sq. Ft., retail or office space.  
Status - For Lease

## 2. 309 Jefferson Street

2062 Sq. Ft., currently divided into office space.  
Status - For Sale

## 3. 420 Monroe Street - College Station

5000 Sq. Ft., retail.  
Status - Under Construction