

# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>



**BURNHAM'S GENERAL STORE**  
**RANKIN COUNTY, MS**  
**\$375,000**

OFFICE (769) 888-2522

SMALLTOWNPROPERTIES.COM

# BURNHAM'S GENERAL STORE

## PROPERTY PROFILE

### LOCATION:

- 6413 Hwy 18, Brandon, MS
- Near the Intersection of Hwy 13 & Hwy 18
- Great Location along Hwy 18
- 15± Minutes to Brandon
- 10± Minutes to Mendenhall

### COORDINATES:

- 32.08286, -89.7774

### PROPERTY USE:

- Commercial

### PROPERTY INFORMATION:

- 3,868± SF Multi-Use Building
- Great Store Front Building
- Average Daily Traffic of 5,000
- 0.60± Acres
- Parking Area

### TAX INFORMATION:

2023 - \$1,213.32



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

**JIMMY GENTRY** | LAND SPECIALIST  
C: 601-421-8500 | jimmy@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

# WELCOME TO BURNHAM'S GENERAL STORE

**BURNHAM'S GENERAL STORE IN PUCKETT, MS HAS BEEN IN OPERATION FOR 58 YEARS!** The family owned and operated Rankin County establishment has worn many hats while serving the changing needs of the community. From a hardware, feed, and grocery store to a deli, the store has a great reputation as a gathering spot to socialize, enjoy coffee or a snack, and share the small town news.

"Historic" would be a great description of the 3,868± square foot building situated near the intersection of Hwy 13 and Hwy 18. This great location attracts many customers with an average daily traffic count of 5,000. Brandon is approximately 15 minutes away and Mendenhall is only a ten minute drive.

The options are endless here, in the multi-use building. With the location and reputation, this property offers ample opportunity in a thriving community.

**Call Jimmy Gentry or Michael Oswalt  
today for more information.**



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**JIMMY GENTRY** | LAND SPECIALIST  
C: 601-421-8500 | jimmy@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**JIMMY GENTRY** | LAND SPECIALIST  
C: 601-421-8500 | jimmy@smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**JIMMY GENTRY** | LAND SPECIALIST  
C: 601-421-8500 | jimmy@smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

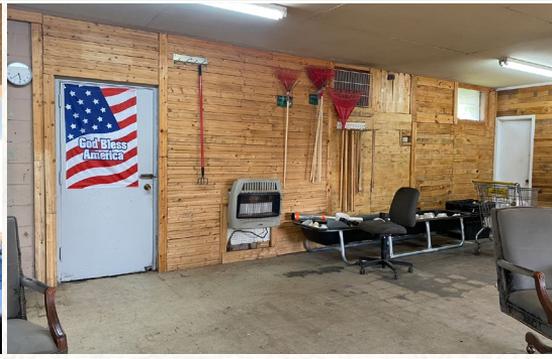
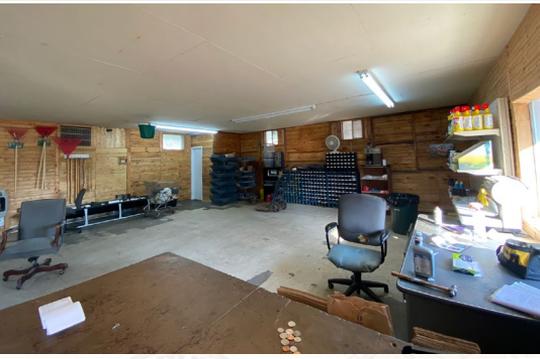


**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**JIMMY GENTRY** | LAND SPECIALIST  
C: 601-421-8500 | jimmy@smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**JIMMY GENTRY** | LAND SPECIALIST  
C: 601-421-8500 | jimmy@smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**JIMMY GENTRY** | LAND SPECIALIST  
C: 601-421-8500 | jimmy@smalltownproperties.com

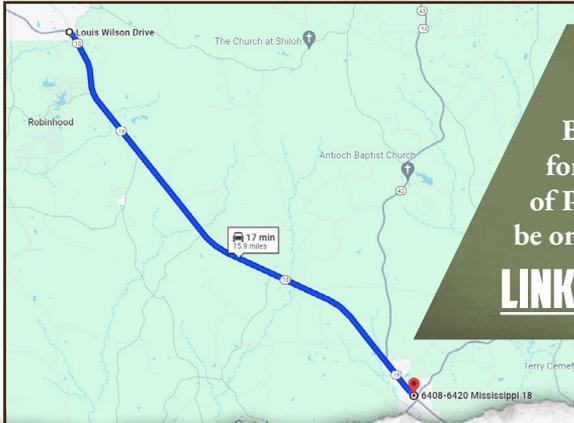
*Information is believed to be accurate but not guaranteed.*



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**JIMMY GENTRY** | LAND SPECIALIST  
C: 601-421-8500 | jimmy@smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*



Directions from the Intersection of Louis Wilson Drive and Hwy 18 in Brandon, MS: Travel south on Hwy 18 for approximately 16 miles to the town of Puckett. Burnham's General Store will be on your left just beyond Billy Burgers.

**LINK TO GOOGLE MAP DIRECTIONS**



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**JIMMY GENTRY** | LAND SPECIALIST  
C: 601-421-8500 | jimmy@smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*