

**Commercial Opportunity at the Entrance to Lake
Lincoln State Park**
2574 Sunset Rd NE
Wesson, MS 39191

\$215,000
2± Acres
Lincoln County



Commercial Opportunity at the Entrance to Lake Lincoln State Park Wesson, MS / Lincoln County

SUMMARY

Address

2574 Sunset Rd NE

City, State Zip

Wesson, MS 39191

County

Lincoln County

Type

Business Opportunity, Commercial, Lakefront

Latitude / Longitude

31.67395 / -90.341907

Dwelling Square Feet

2,040

Bedrooms / Bathrooms

/ 1

Acreage

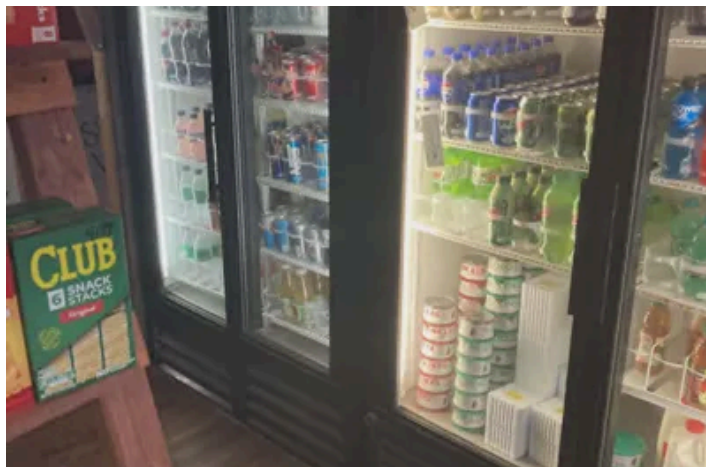
2

Price

\$215,000

Property Website

<https://www.mossoakproperties.com/property/commercial-opportunity-at-the-entrance-to-lake-lincoln-state-park/lincoln/mississippi/103339/>



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PROPERTY DESCRIPTION

Rare chance to own a well-known country store and restaurant-style business location at the entrance to **Lake Lincoln State Park**. Positioned where locals, campers, fishermen, and park visitors naturally pass by, this property offers a unique mix of food service, convenience retail, bait and tackle, and recreational rental income potential.

From the photos, the property is set up to serve a wide range of customers with a **full commercial kitchen**, vent hood, fryers, grill space, prep areas, dining space, retail shelving, bait/minnow area, and a rustic, welcoming atmosphere that fits the lake lifestyle. The business model supports **short-order food, plate lunches, seafood, daily or seasonal specials, convenience store items, bait, tackle, and other lake-oriented goods**, with room to continue or expand the current concept.

Its location is a major strength. **Lake Lincoln State Park** is a 550-acre, spring-fed destination known for **fishing, boating, swimming, and skiing**, and the park offers extensive overnight accommodations with **71 RV campsites, one cabin, and three cottages**, helping support recurring visitor traffic throughout the year.

This is the kind of property that can benefit from multiple revenue streams, including:

- food and convenience sales
- bait and tackle
- boating/fishing customer traffic
- **RV rental**
- **pontoon boat rental**
- seasonal tourism and repeat local business

Wesson offers small-town charm and community appeal, while the property also benefits from being close to Brookhaven, an area promoted for its shopping, dining, events, and family-friendly attractions. The Town of Wesson highlights its quiet lifestyle, strong community feel, and family atmosphere, which adds to the appeal for both locals and visitors.

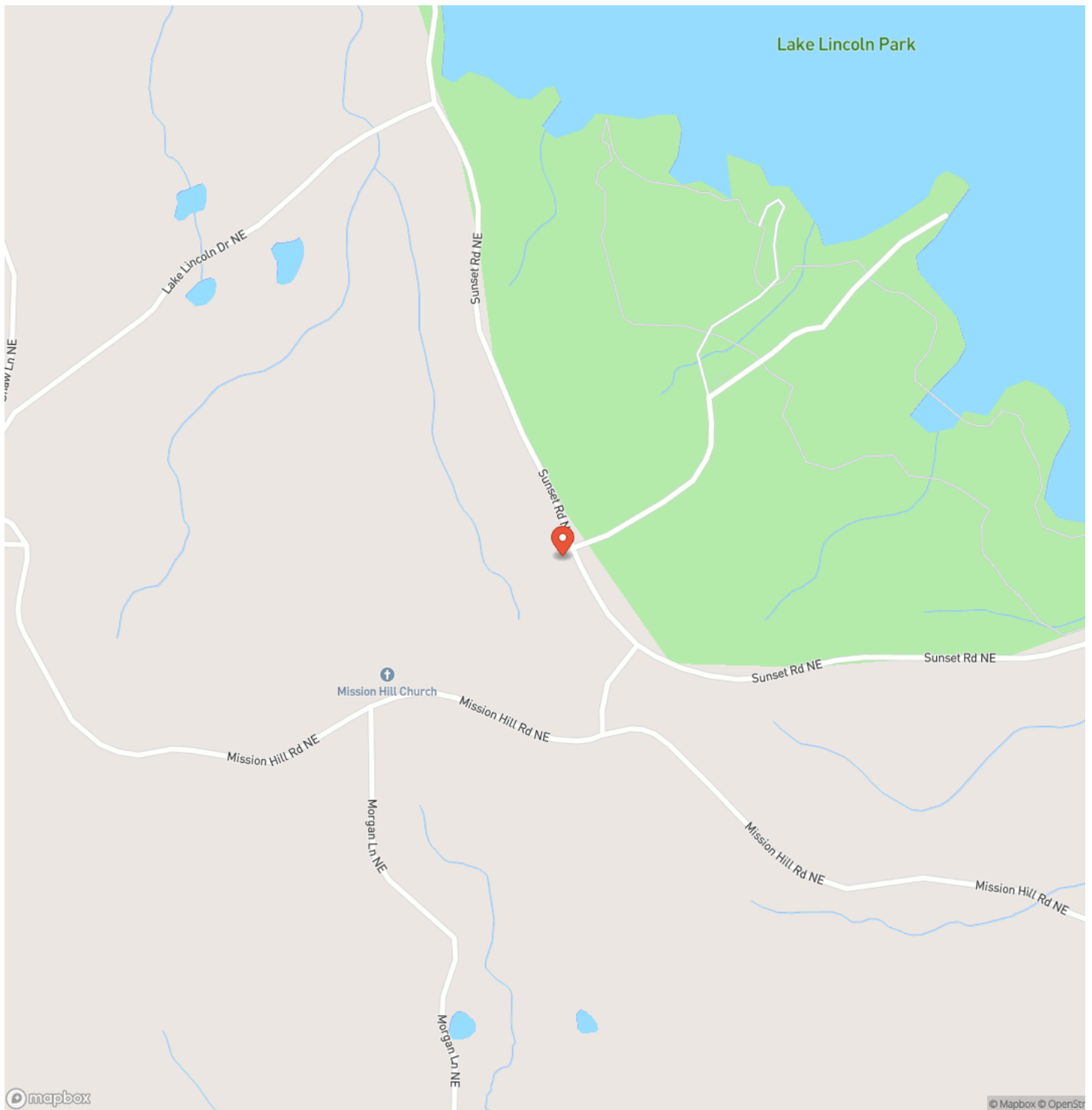
Whether you are looking for a turnkey country store, a lake-area restaurant and outfitter concept, or a multi-income commercial investment, this property offers a hard-to-find setup in a high-visibility recreational location.

Owner financing available with a sizeable down payment.

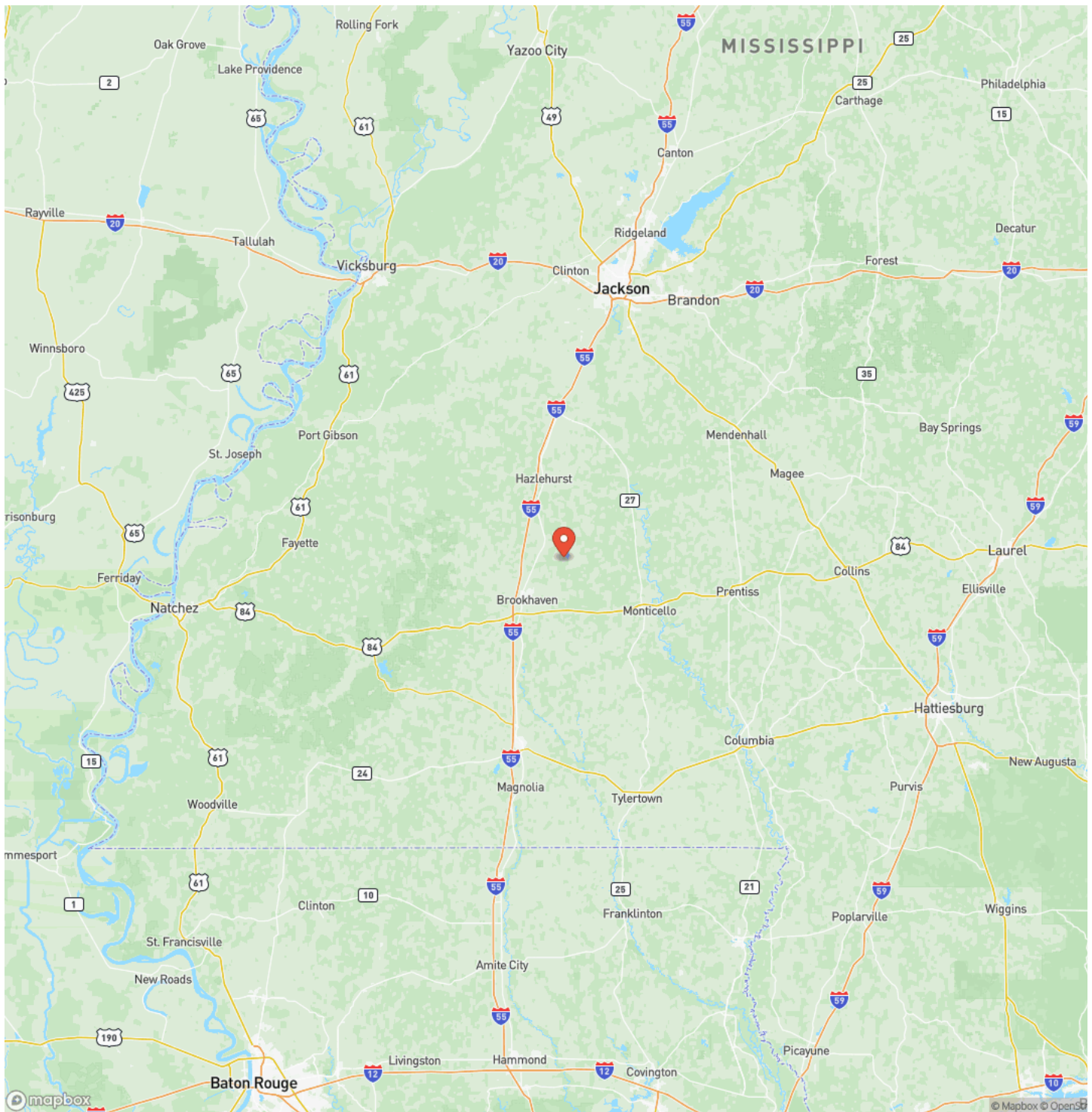
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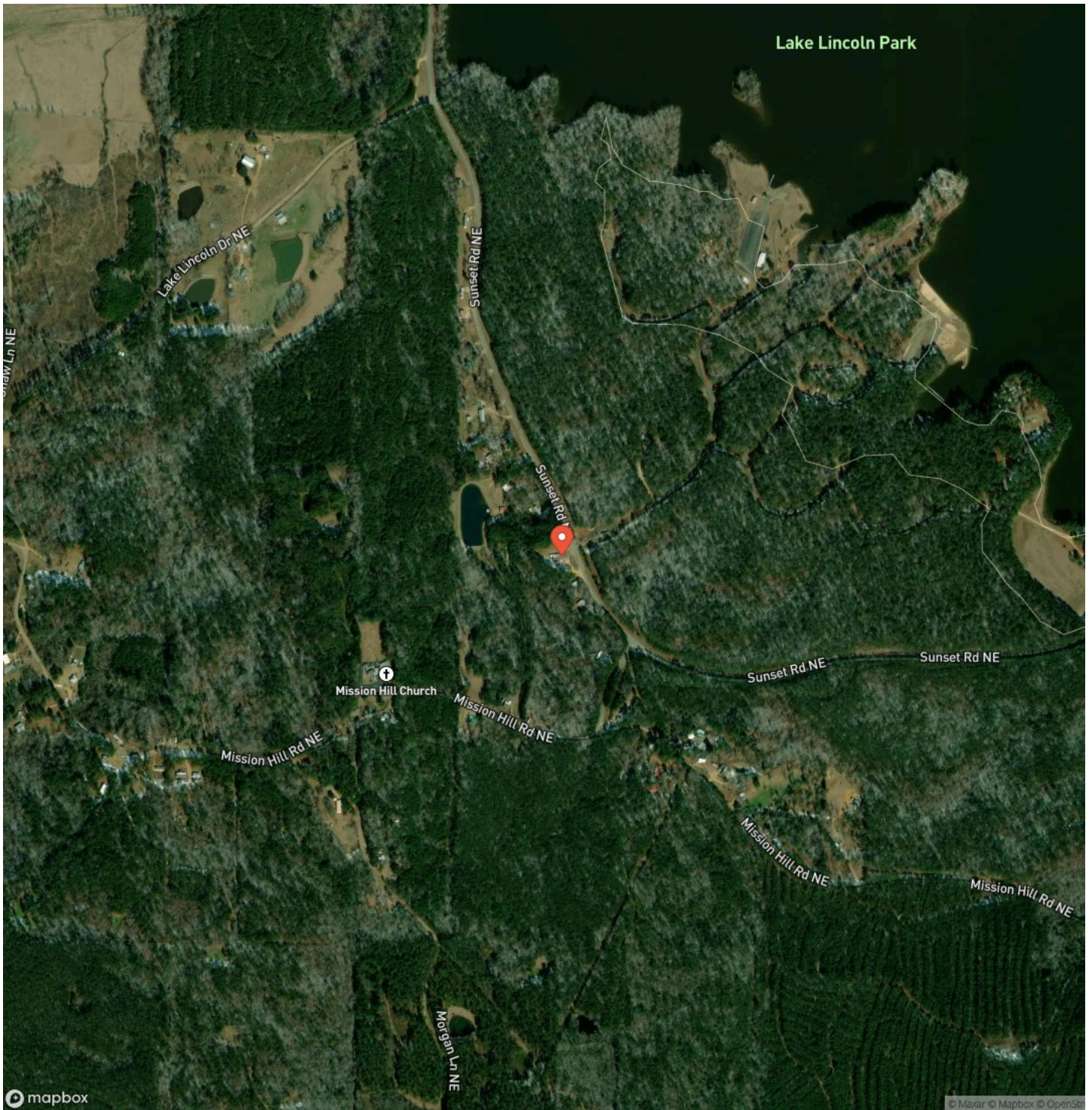
Locator Map



Locator Map



Satellite Map



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