

SUMMARY

SITE PLAN

RETAIL AERIAL

MSA RETAIL MAP

DEMOGRAPHICS

FOR LEASE

PROPERTY OVERVIEW

Stirling Properties is pleased to announce the redevelopment of the former K-Mart in Columbus, MS on behalf of Seritage Growth Properties. The offering represents a prime opportunity to locate into redeveloped retail space in the primary retail corridor for Columbus, MS. Overall, both pad sites and Anchor/Jr. Anchor spaces will be available, as well as some limited small shop availability.

MARKET AREA

Located in Lowndes County, the city of Columbus is the principal city in the Columbus MSA and is included in the Golden Triangle—a region in Mississippi formed by Columbus, Starkville and West Point. The Golden Triangle Development LINK was formed in 2003 and is one of the premier development organizations in the Southeast with a record of almost \$6 billion in investments in the surrounding area and roughly 6,000 jobs created.

The region’s economy is anchored by Mississippi State University (21,974 enrolled) in Starkville, Columbus Air Force Base and the research, high-tech manufacturing, aerospace, transportation and education industries. The region also boasts the 315-bed Baptist Memorial Hospital—the largest entity hospital in the Baptist Memorial Healthcare system. The hospital is also Lowndes County’s largest private employer and is the seventh largest provider of medical and surgical services in Mississippi.

AVAILABLE

- Tenant A - 50,817 SF
- Tenant B - 40,342 SF
- Tenant C - 21,789 SF
- Shop A - 1,432 SF
- Shop B - 2,839 SF
- Shop C - 1,715 SF

APPROXIMATE GLA

- 176,058 SF

TENANTS

- Bargain Hunt
- PBA



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AREA CALCULATIONS	
BARGAIN HUNT	49,124 SF
TENANT A	50,817 SF
TENANT B	40,342 SF
TENANT C	21,789 SF
SHOP A	1,432 SF
SHOP B	2,839 SF
SHOP C	1,715 SF
PBA	8,000 SF
TOTAL	176,058 SF
PARKING (APPROX.)	
	746 SPACES
PARKING RATIO	
	1 PER 236 SF
	4.2 PER 1,000 SF



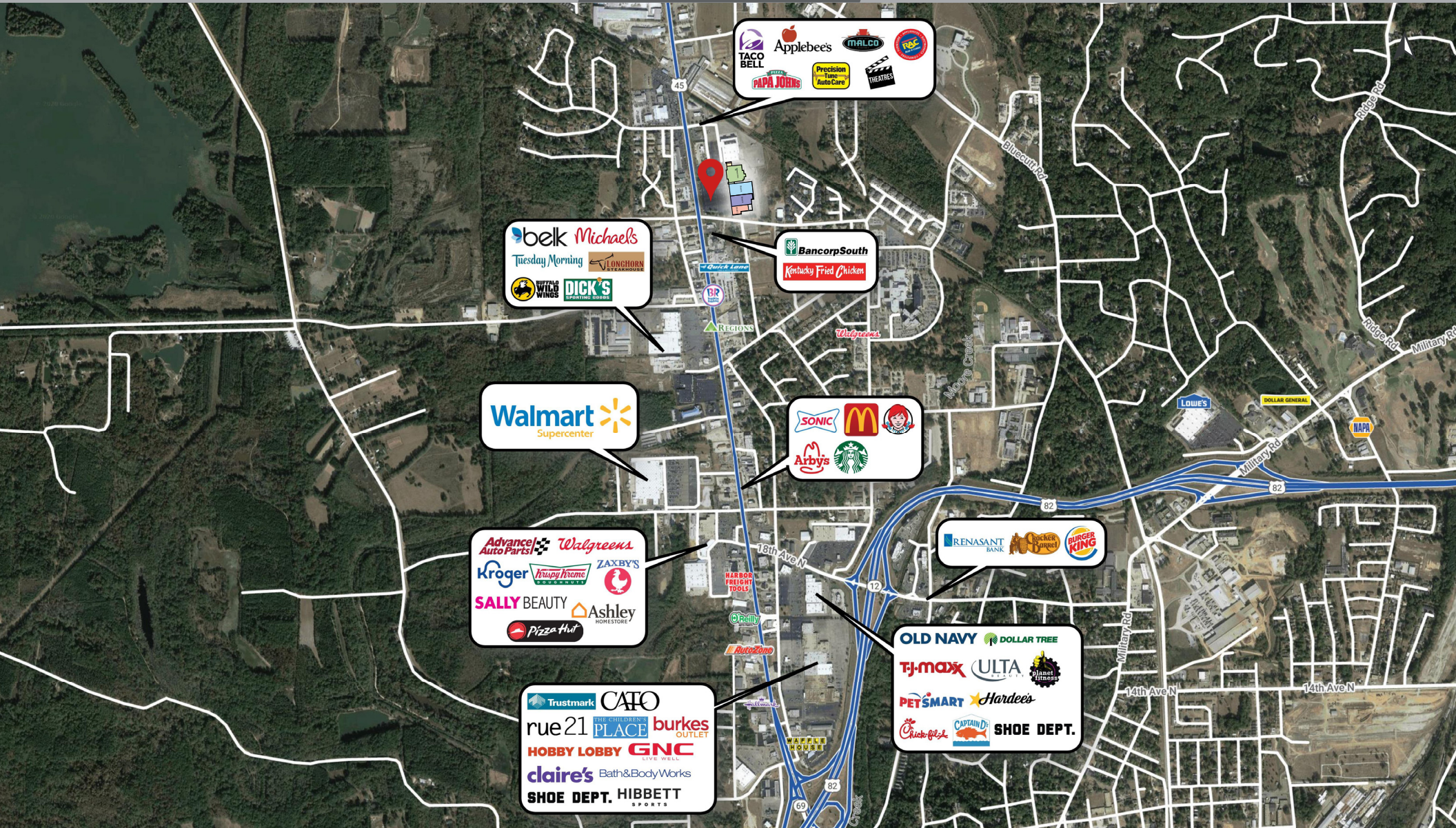
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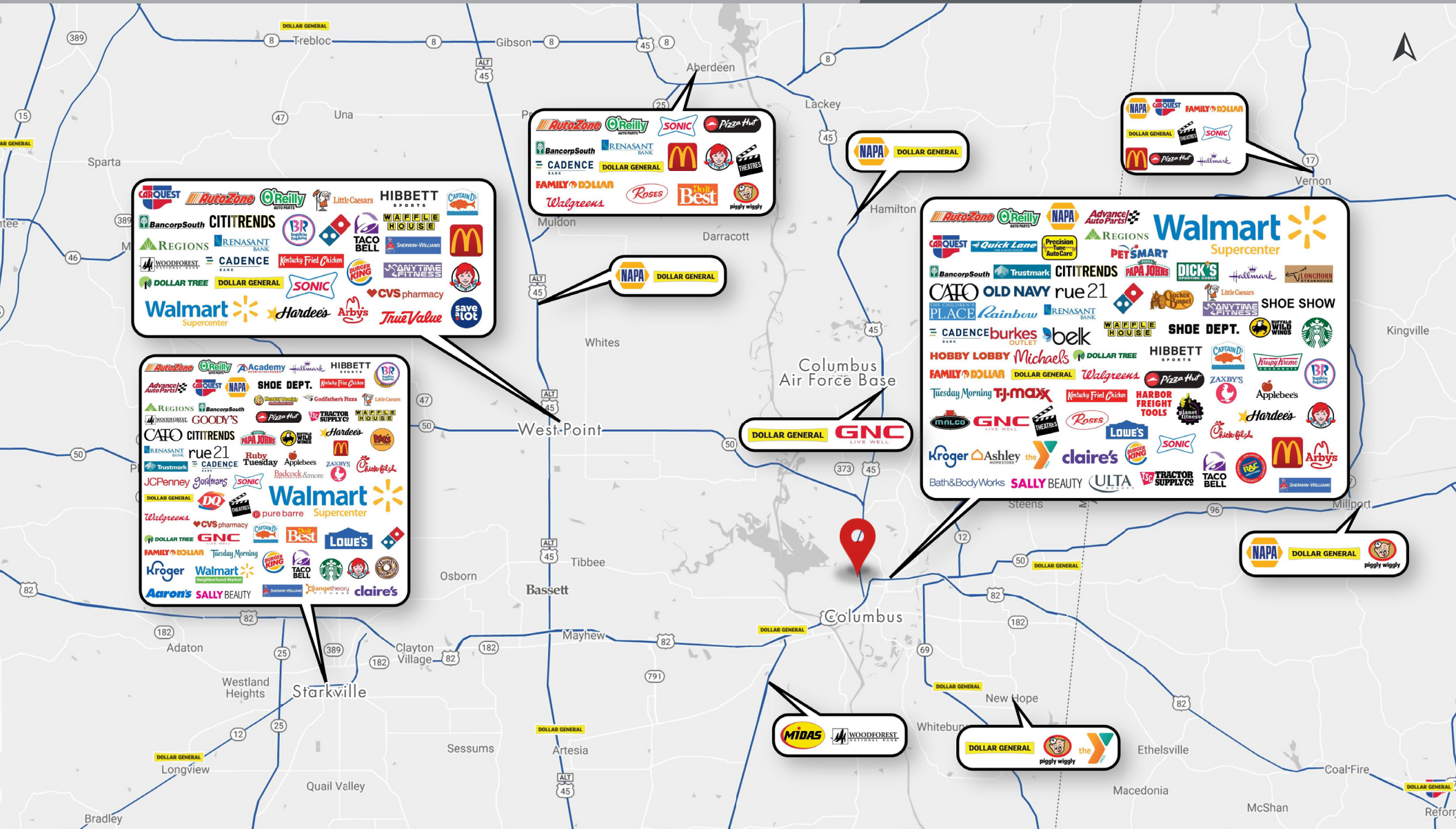
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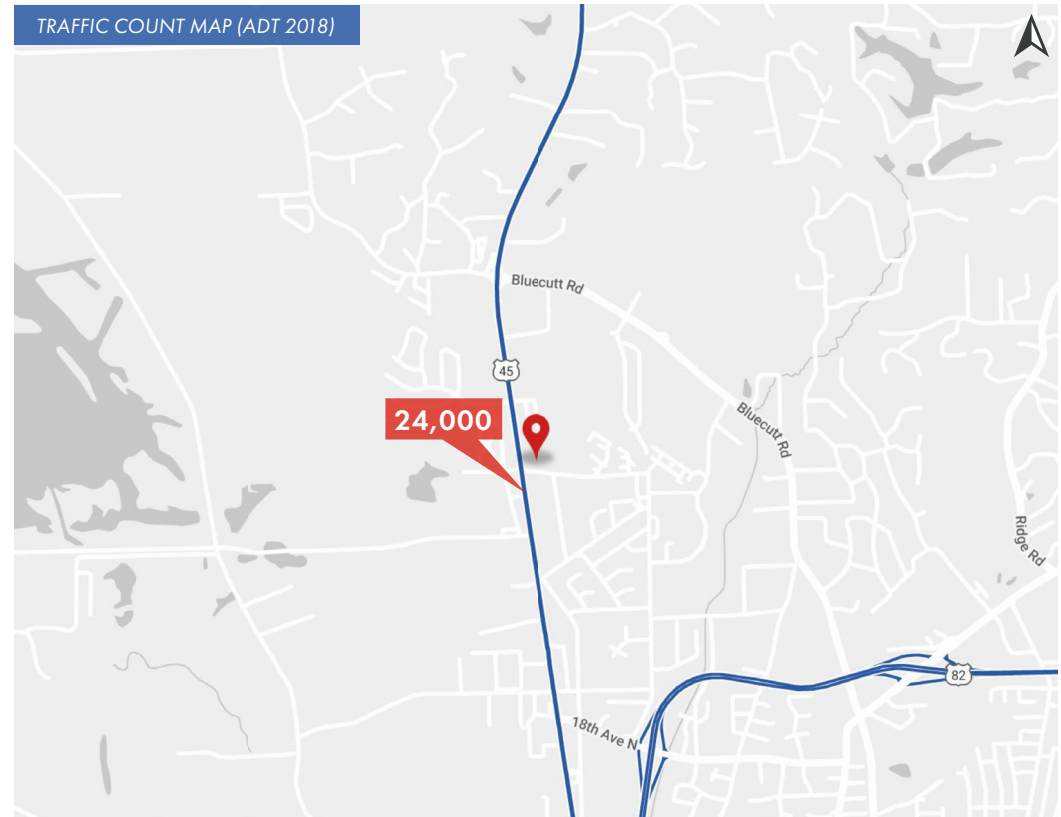
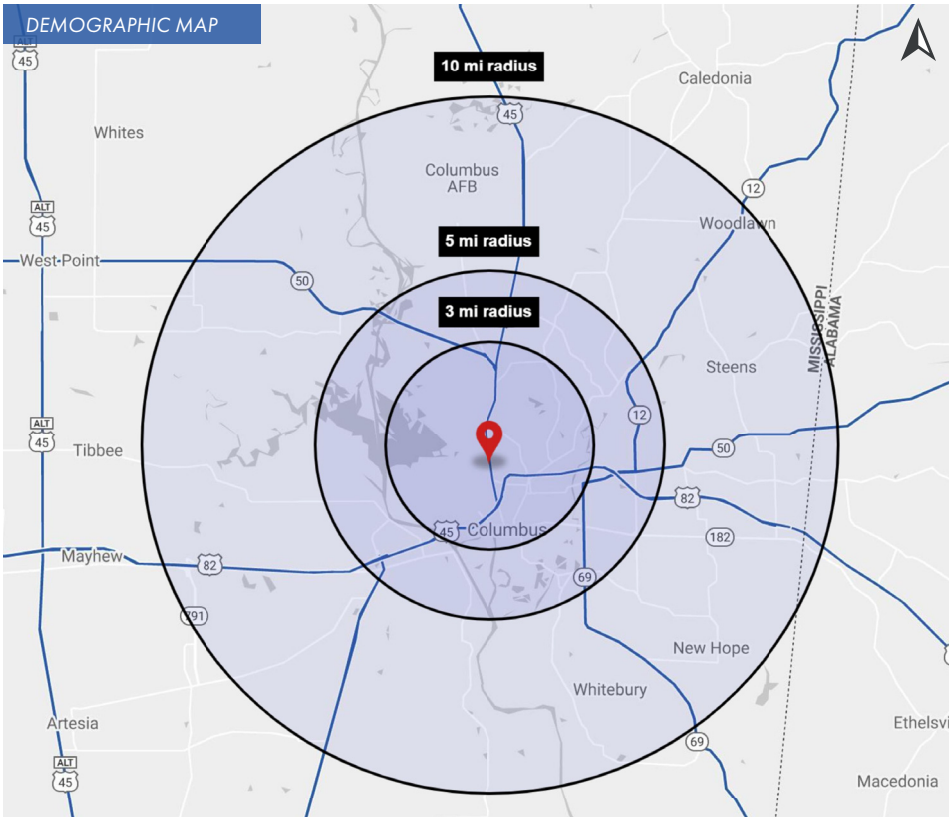
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2020 DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE	3 MILE	5 MILE	10 MILE	3 MILE	5 MILE	10 MILE		
POPULATION	16,555	29,984	53,196	AVG. HH INCOME	\$59,797	\$56,231	\$60,307	HOUSEHOLDS	7,486	12,963	22,640