

## FOR LEASE

### AVAILABLE

- Former Hancock Fabrics - 13,920 SF (80' x 190')
- Former Fred's - 21,127 SF (120' x 182')

### GLA

- 144,518 SF

### PROPERTY SUMMARY

Crossgates Shopping Center is located on U.S. Highway 80 in Pearl, Mississippi, near Crossgates Boulevard and U.S. Highway 80 intersection. Existing tenants in the center include D-BAT, Big Lots, El Sombrero Mexican Grill, Focus Fit, Clearwater Pool & Spa, and Goodwill. The close proximity of the site to the surrounding population and retailers makes this an ideal location for retailers targeting the rapidly growing population of Rankin County at a second-generation price.

### TENANTS INCLUDE

- Big Lots
- D-BAT
- Focus Fit
- Goodwill
- Clearwater Pool & Spa
- El Sombrero Mexican Grill
- Southern Farm Bureau Life Insurance



SUMMARY

AERIAL

SITE PLAN

PHOTOS

DEMOGRAPHICS



SUMMARY

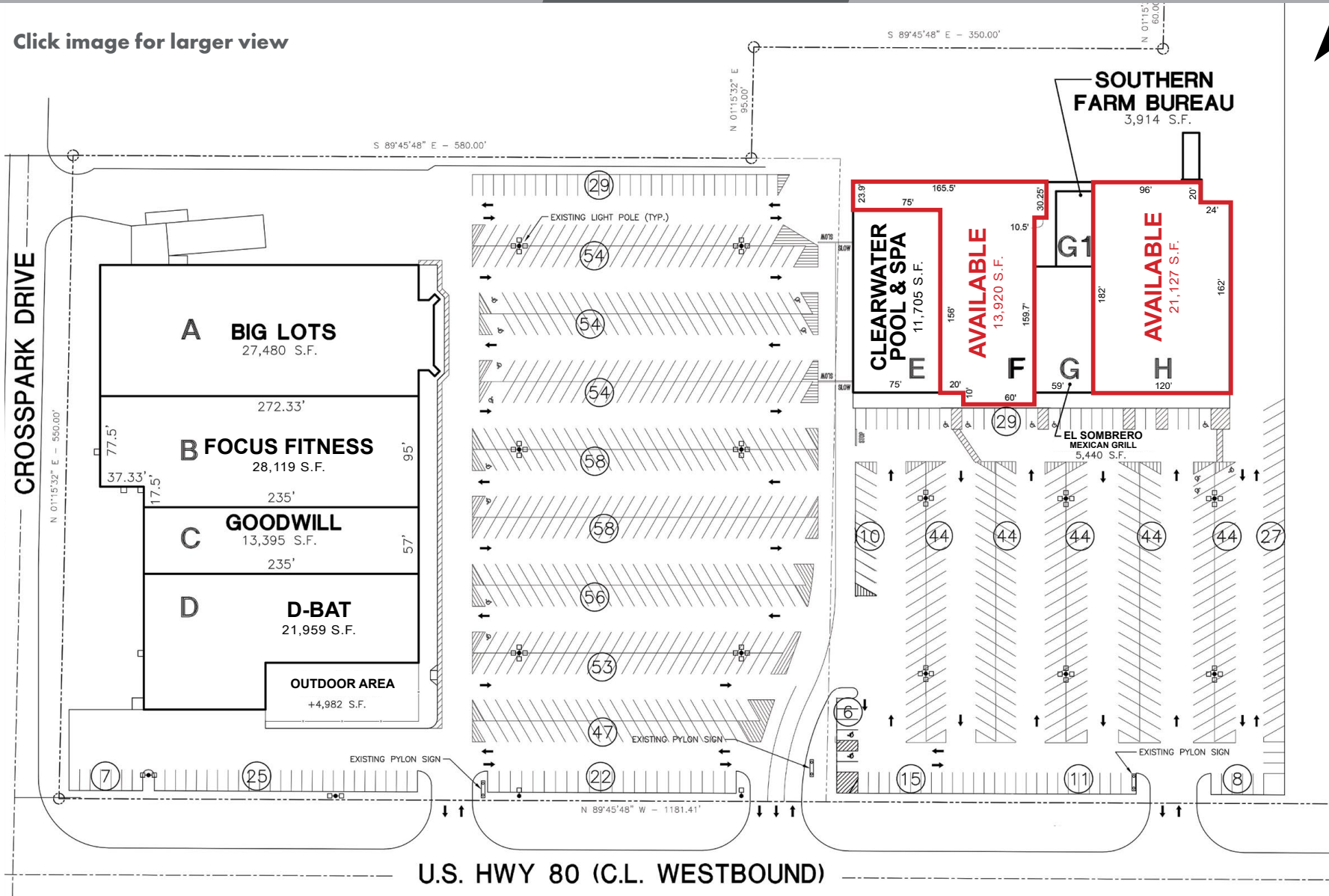
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## 2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
	4,054	22,667	62,324

POPULATION

	1 MILE	3 MILE	5 MILE
	\$66,881	\$82,263	\$80,997

AVG. HH INCOME

	1 MILE	3 MILE	5 MILE
	1,836	9,373	23,563

HOUSEHOLDS

