

SUMMARY

AERIAL

SITE PLAN

RETAIL MAP

PHOTOS

DEMOGRAPHICS



FOR LEASE

TOTAL GLA

99,080 SF

AVAILABLE

- Suite B: 1,212 SF (Prior Curves)
- Suite 1020-B: 10,714 (Portion of Prior Fred's)

AREA RETAIL

Walmart Supercenter, The Home Depot, Stage, Grand Furniture & Bedding, Dollar General, AutoZone, O'Reilly Auto Parts, and many more!

DESCRIPTION

Located on Memorial Boulevard which serves as the retail corridor of Pearl River County, this property is well positioned to serve the market area. This area serves all of Pearl River County, as well as portions of Hancock County, St. Tammany Parish and Washington Parish. This site offers co-tenancy of soft goods and service tenants, and has maintained a stable Tenant base through the years.

TENANTS INCLUDE

Dirt Cheap, Planet Fitness, Aaron's, Factory Connection, Subway, Studio Nails, Tower Loans, Little Caesars, Central Financial Services, Jackson Hewitt, Tokyo Grill & Sushi, Burger King, and Popeyes

TRAFFIC COUNT (ADT 2019)

On Memorial Boulevard (Highway 43), west of Interstate 59: 22,000

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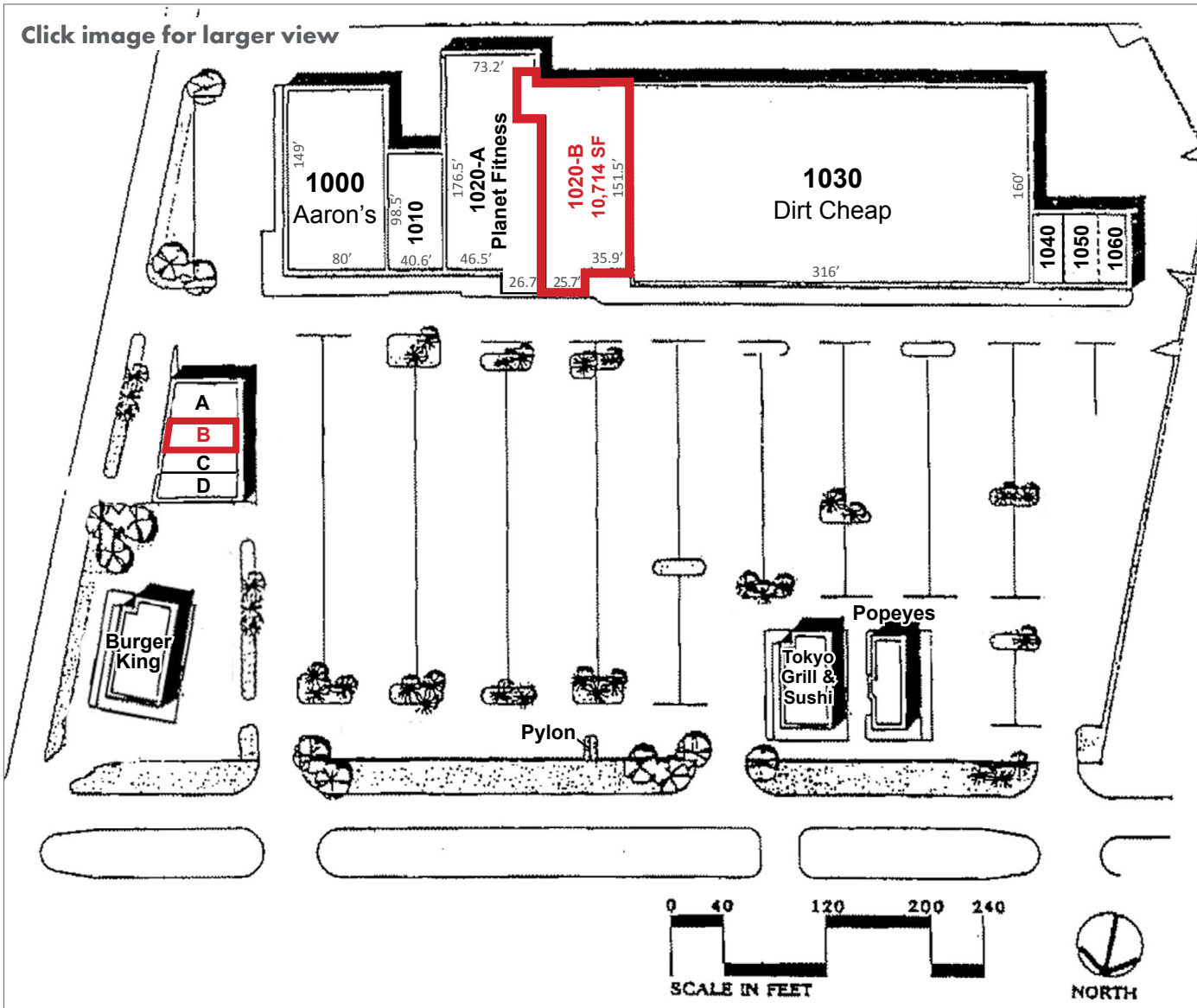
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TENANTS

1000. Aaron's (80' x 149')	11,920 SF
1010. Factory Connection	4,000 SF
1010-A. Planet Fitness	12,786 SF
1020-B. Available (61.6' x 151.5') (Portion of Prior Fred's)	10,714 SF
1030. Dirt Cheap (316' x 160')	49,600 SF
1040. Tower Loans (25' x 60')	1,500 SF
1050. Studio Nails (25' x 60')	1,500 SF
1060. Little Caesars (25' x 60')	1,500 SF
A. Subway (39' x 50')	1,962 SF
B. Available (Prior Curves)	1,212 SF
C. Jackson Hewitt	1,206 SF
D. Central Financial Services	1,307 SF

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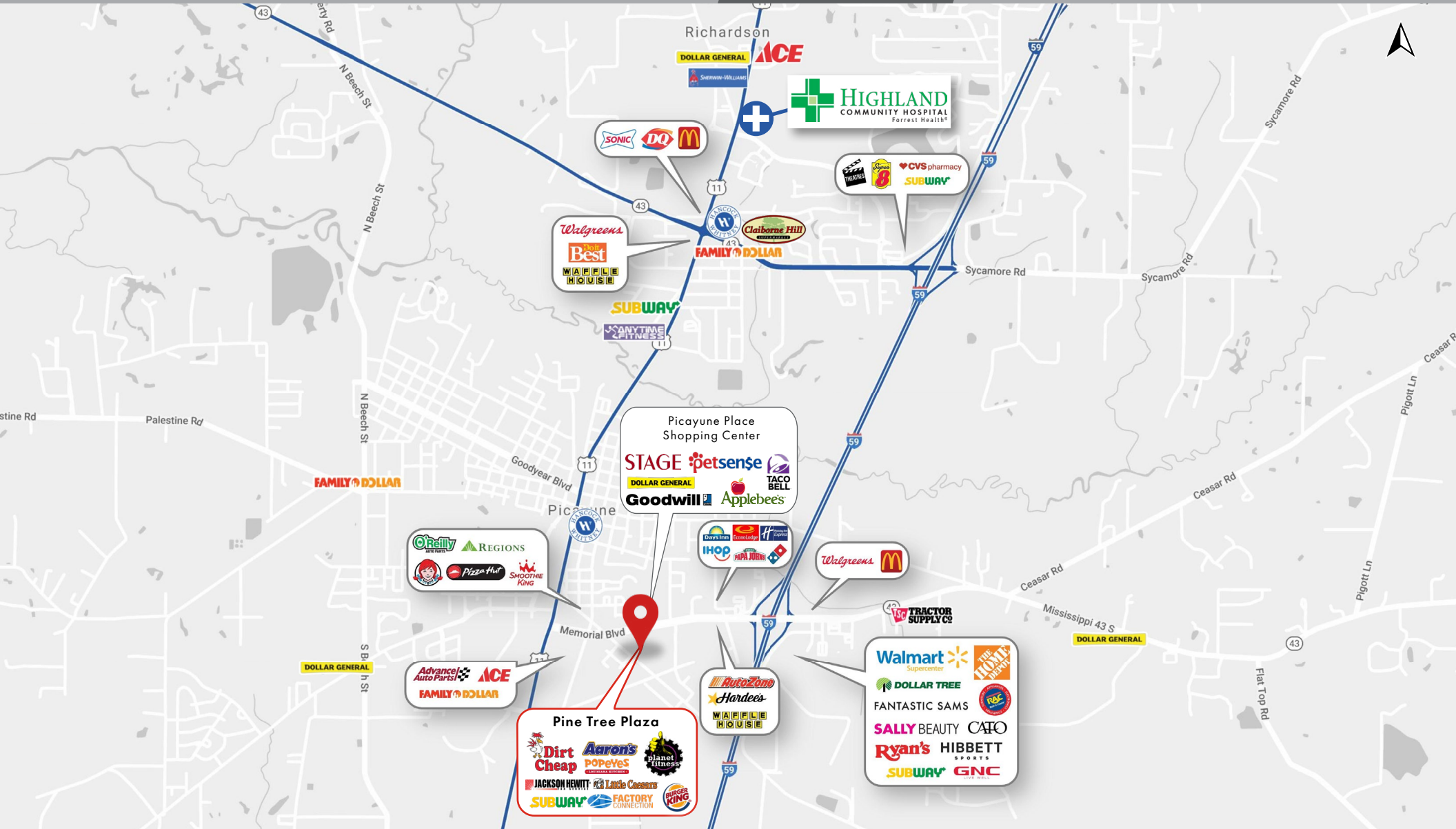
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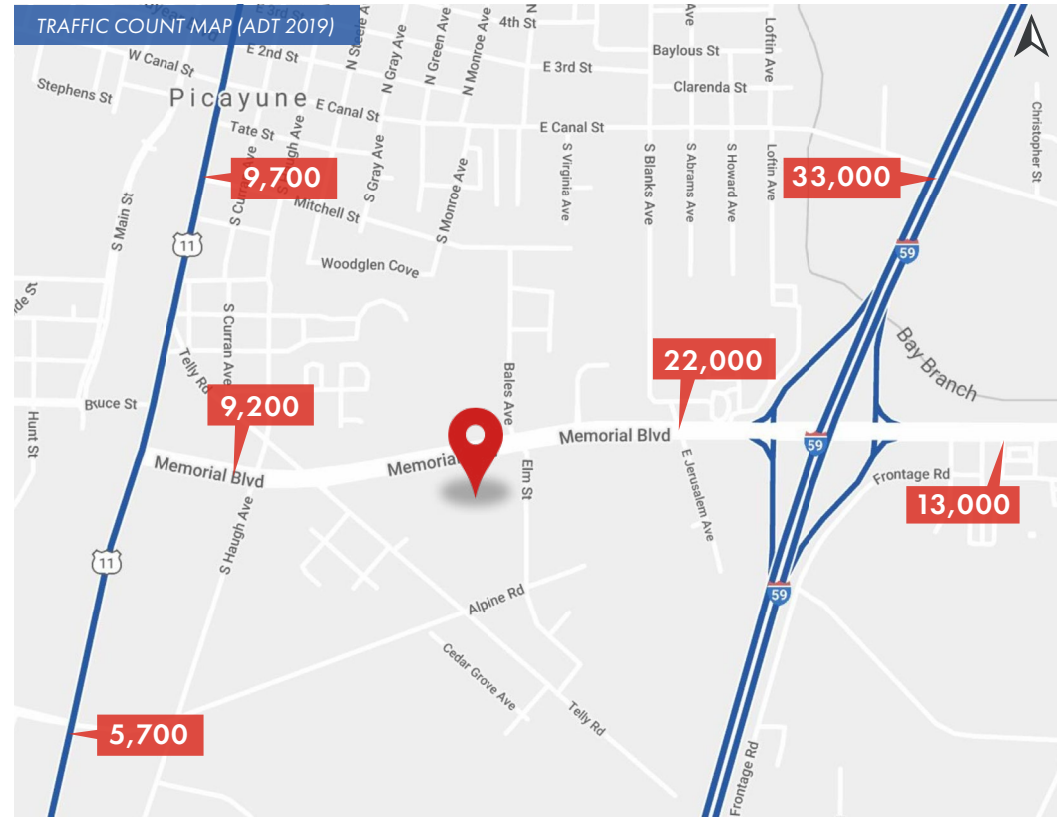
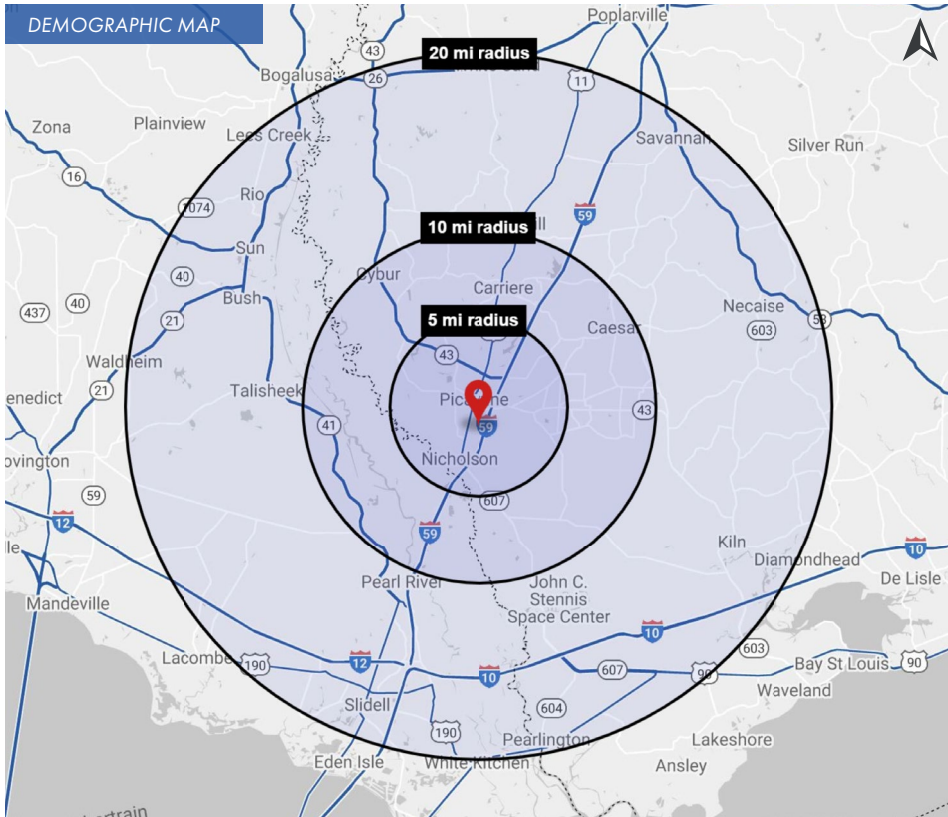
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2020 DEMOGRAPHICS

5 MILE

10 MILE

20 MILE

5 MILE

10 MILE

20 MILE

5 MILE

10 MILE

20 MILE



POPULATION

21,951

41,635

168,115



AVG. HH INCOME

\$57,546

\$59,930

\$69,268



HOUSEHOLDS

9,371

17,296

66,560