

FOR LEASE

Former Rite Aid

1220 Jerry Clower Boulevard | Yazoo City, MS

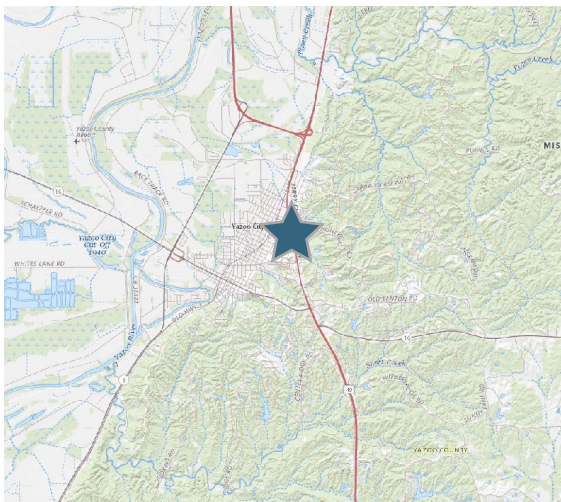


Overview

AVAILABLE	13,246 SF
RATE	\$6.00 PSF
LEASE EXPIRATION	6/30/2023

Description

- Former Rite Aid available in the Yazooville City Shopping Center
- Tenants include Save-A-Lot, Pizza Hut, Advance America, and Rent-A-Center
- Less than one mile from Baptist Memorial Hospital and Yazoo City Rehabilitation and Healthcare Center
- Ample parking
- High visibility



Demographics

	1 MILE	3 MILE	5 MILE
Population	4,620	17,316	18,173
Average HH Income	\$41,386	\$39,377	\$40,777
Total Daytime Population	5,174	14,223	14,913

Year: 2020 | Source: Esri

Traffic Counts

Jerry Clower Boulevard, N of Site	17,000 VPD
Jerry Clower Boulevard, S of Site	20,000 VPD

Year: 2019 | Source: MDOT

Contact

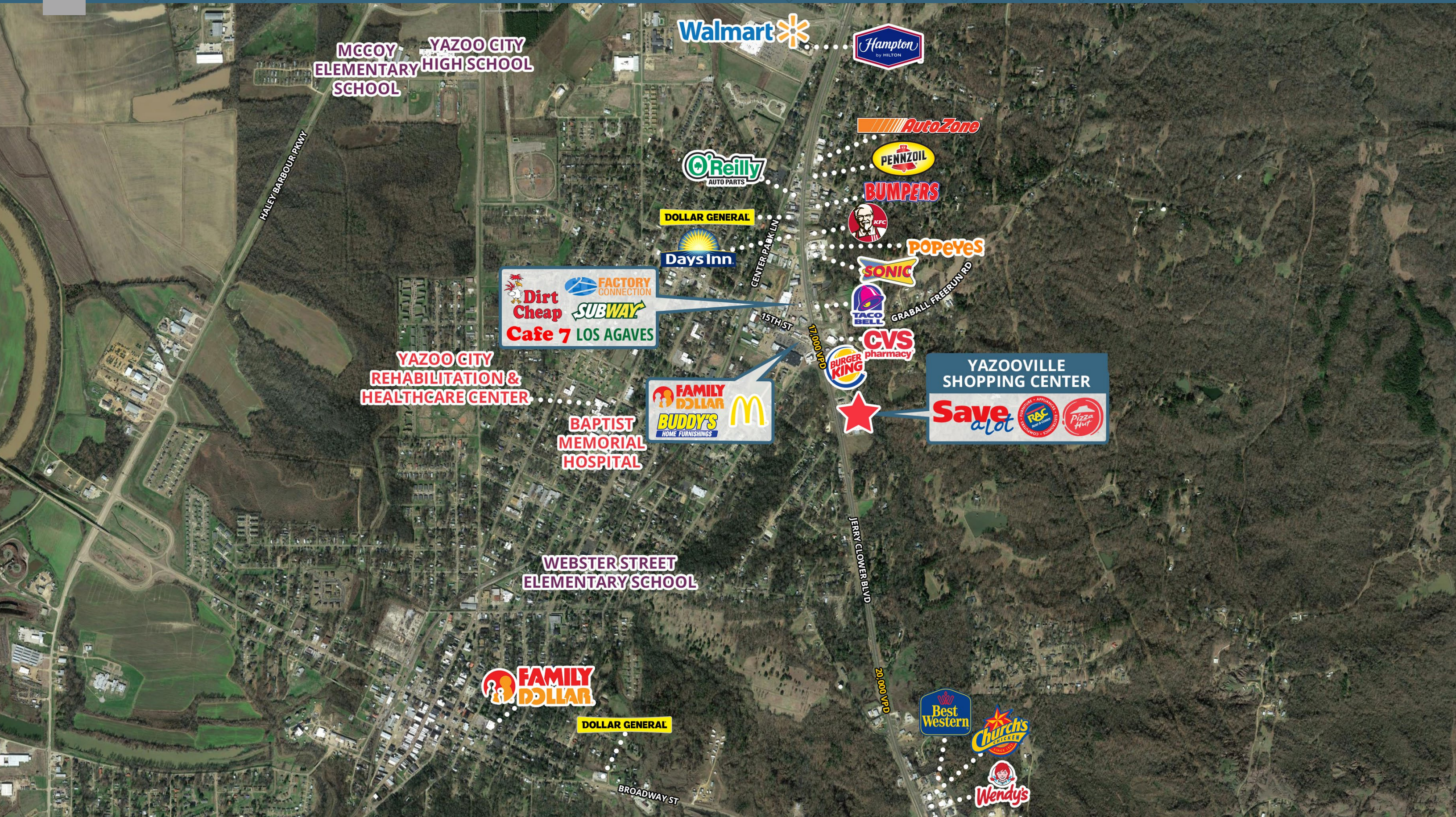
MARTIN SMITH

205.776.6151 | martin.smith@srsre.com

SRS REAL ESTATE PARTNERS | 304 20th Street South | Birmingham, AL 35233 | 205.259.2195

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Executive Summary

398 US Highway 51 | Ridgeland, MS



	1 mile	3 miles	5 miles
Population			
2020 Population	4,620	17,316	18,173
2000 Population	5,454	16,922	17,798
2010 Population	4,712	17,340	18,211
2025 Population	4,538	17,003	17,844
2000-2010 Annual Rate	-1.45%	0.24%	0.23%
2010-2020 Population: Annual Growth Rate	-0.19%	-0.01%	-0.02%
2020-2025 Population: Annual Growth Rate	-0.36%	-0.36%	-0.36%
2020 Median Age	36.4	33.9	34.2
Households			
2000 Households	1,897	5,097	5,418
2010 Households	1,698	4,787	5,111
2020 Total Households	1,672	4,631	4,952
2025 Total Households	1,643	4,526	4,842
2000-2010 Annual Rate	-1.10%	-0.63%	-0.58%
2010-2020 Households: Annual Growth Rate	-0.15%	-0.32%	-0.31%
2020-2025 Households: Annual Growth Rate	-0.35%	-0.46%	-0.45%
2020 Average Household Size	2.63	2.82	2.81
Housing Units			
2020 Total Housing Units	1,955	5,302	5,687
2020 Owner Occupied Housing Units	981	2,420	2,684
2020 Renter Occupied Housing Units	691	2,211	2,268
2020 Vacant Housing Units	283	671	735
Race and Ethnicity			
2020 White Alone	21.4%	25.8%	28.2%
2020 Black Alone	76.6%	68.2%	65.9%
2020 American Indian/Alaska Native Alone	0.3%	0.7%	0.7%
2020 Asian Alone	0.8%	0.6%	0.6%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Hispanic Origin (Any Race)	1.2%	11.8%	11.4%
Income			
2020 Median Household Income	\$26,609	\$23,848	\$25,083
2020 Average Household Income	\$41,386	\$39,377	\$40,777
2020 Per Capita Income	\$14,953	\$13,707	\$14,176
2020 Population 25+ by Educational Attainment			
Total	2,971	11,719	12,322
High School Graduate	24.4%	24.5%	24.7%
GED/Alternative Credential	6.2%	14.6%	14.2%
Some College, No Degree	20.0%	17.5%	17.6%
Associate Degree	9.0%	6.9%	7.2%
Bachelor's Degree	9.9%	9.2%	9.2%
Graduate/Professional Degree	7.1%	3.6%	3.9%
Data for all businesses in area			
Total Businesses:	184	439	452
Total Employees:	1,821	4,159	4,245
Total Residential Population:	4,620	17,316	18,173
Employee/Residential Population Ratio:	0:1	0:1	0:1
2020 Total Daytime Population	5,174	14,223	14,913
Workers	1,856	4,348	4,552
Residents	3,318	9,875	10,361