

SUMMARY

AERIAL

SITE PLAN

RETAIL MAP

PHOTOS

DEMOGRAPHICS



FOR LEASE

TOTAL GLA

101,662 SF

AVAILABLE

- Suite D: 1,370 SF (Prior Central Financial Services)
- Suite 1020-C: 2,677 SF (Portion of Prior Fred's, Rear Access Only)
- Suite 1030-A: 25,697 SF (Portion of Prior Dirt Cheap)

AREA RETAIL

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

DESCRIPTION

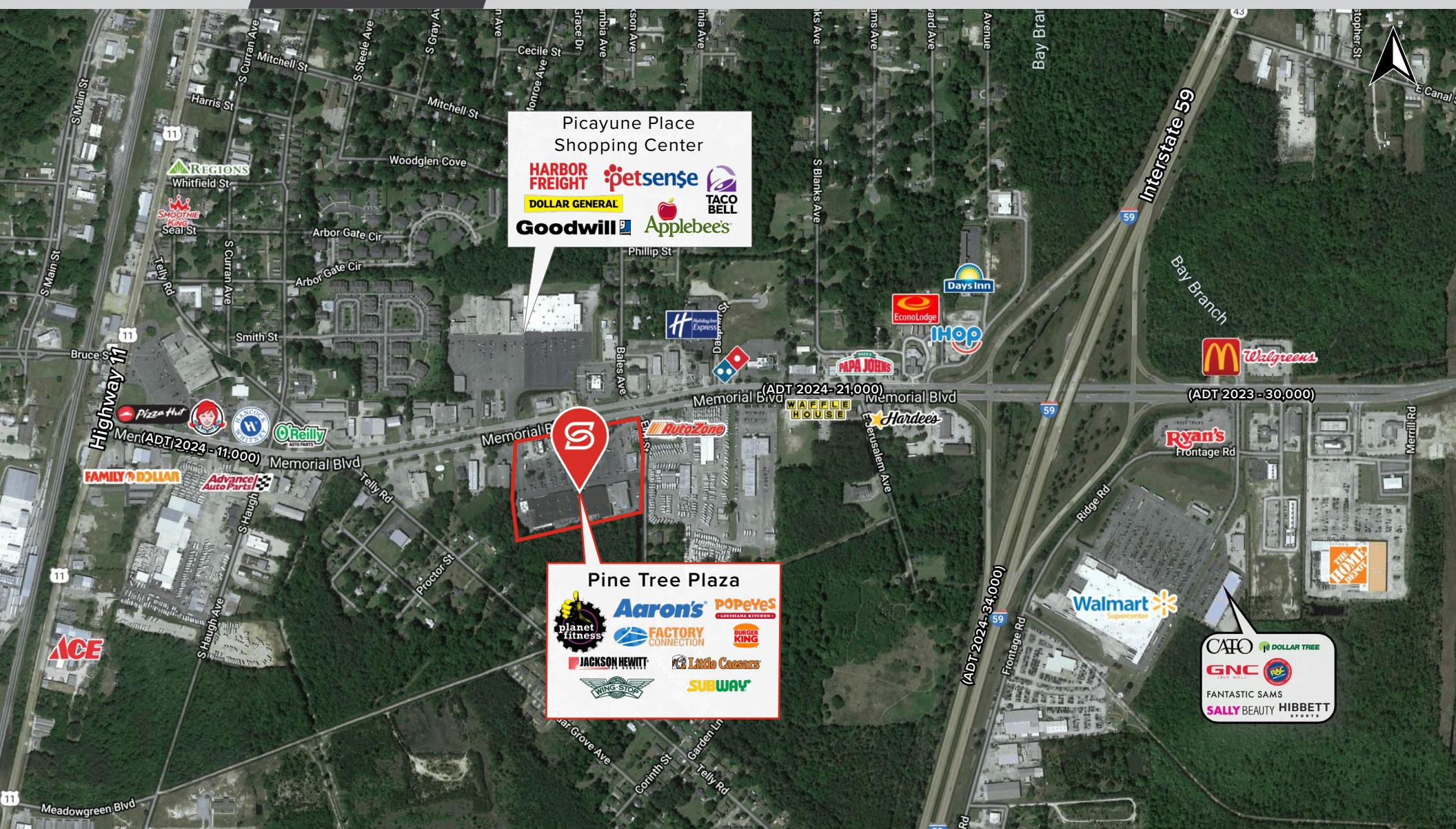
Located on Memorial Boulevard which serves as the retail corridor of Pearl River County, this property is well positioned to serve the market area. This area serves all of Pearl River County, as well as portions of Hancock County, St. Tammany Parish and Washington Parish. This site offers co-tenancy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

TENANTS INCLUDE

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

TRAFFIC COUNT (ADT 2024)

On Memorial Boulevard (Highway 43), west of Interstate 59: 21,000



The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice. 12/25

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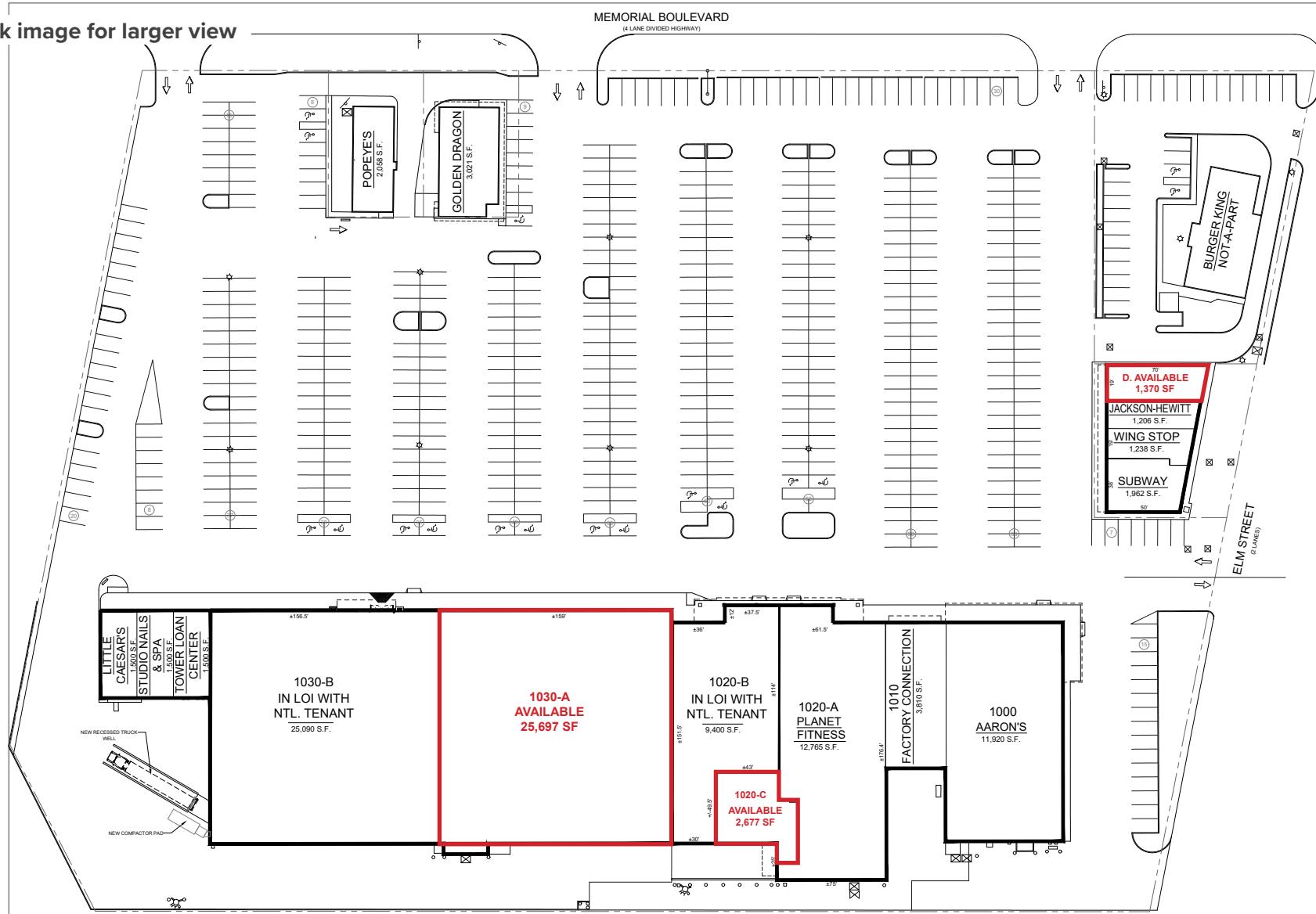
SITE PLAN

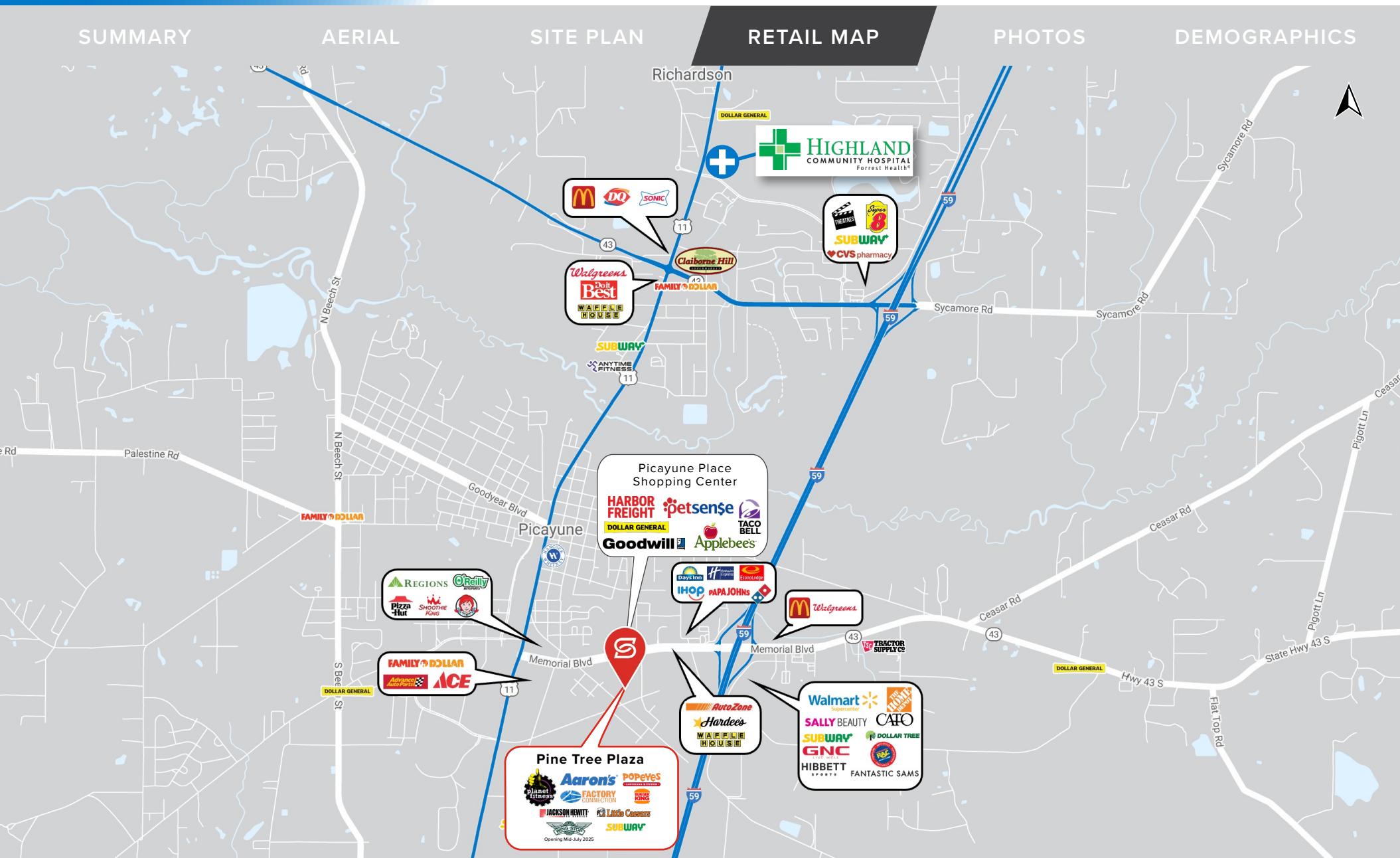
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Click image for larger view





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Member of
 RETAIL BROKERS NETWORK



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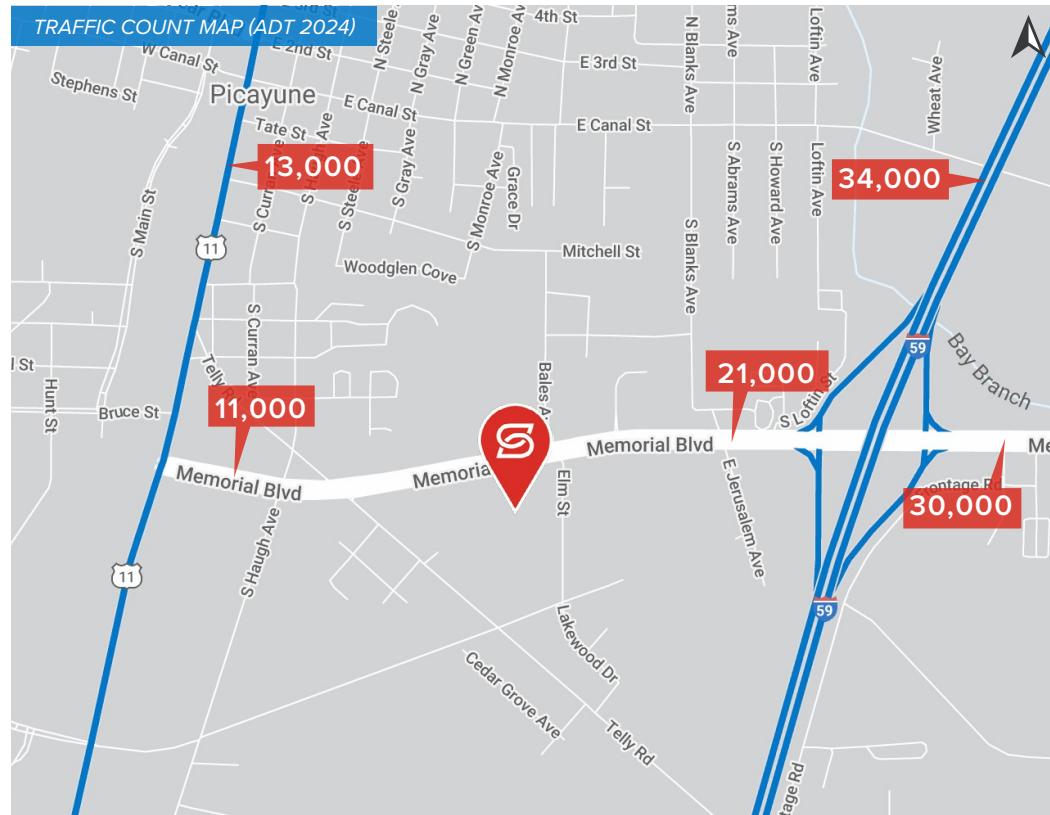
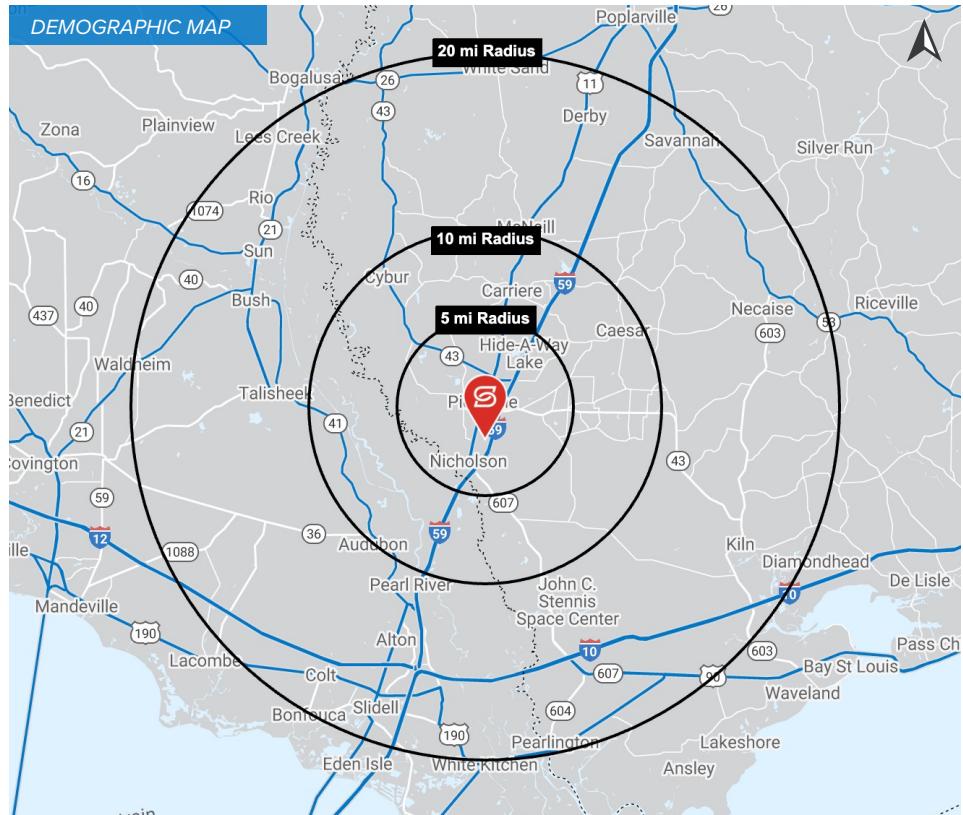
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2025 DEMOGRAPHICS

5 MILE 10 MILE 20 MILE



22,893 44,211 172,664



5 MILE 10 MILE 20 MILE

\$68,222 \$77,767 \$89,887



5 MILE 10 MILE 20 MILE

9,316 17,462 67,491