

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

SUMMARY

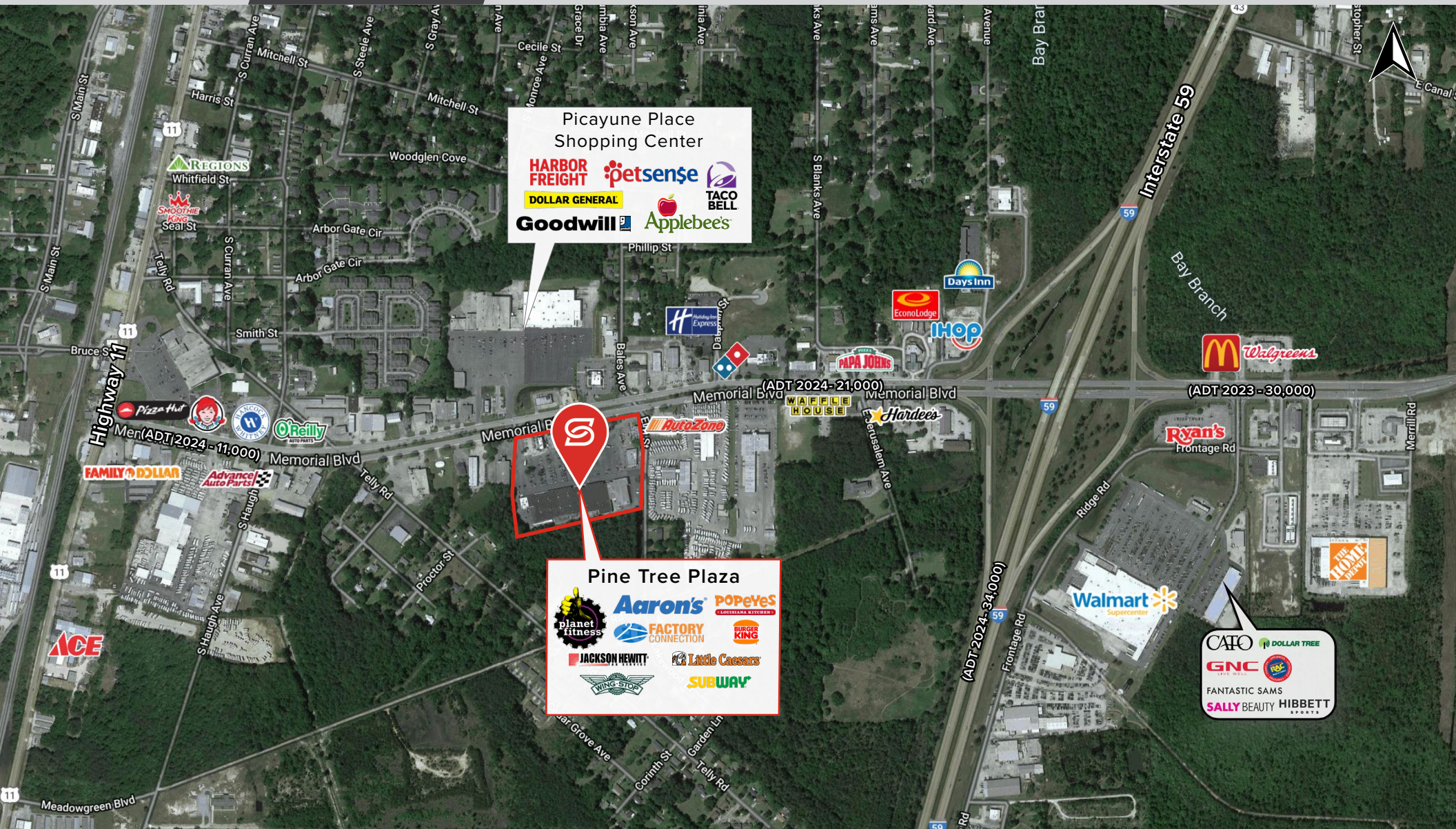
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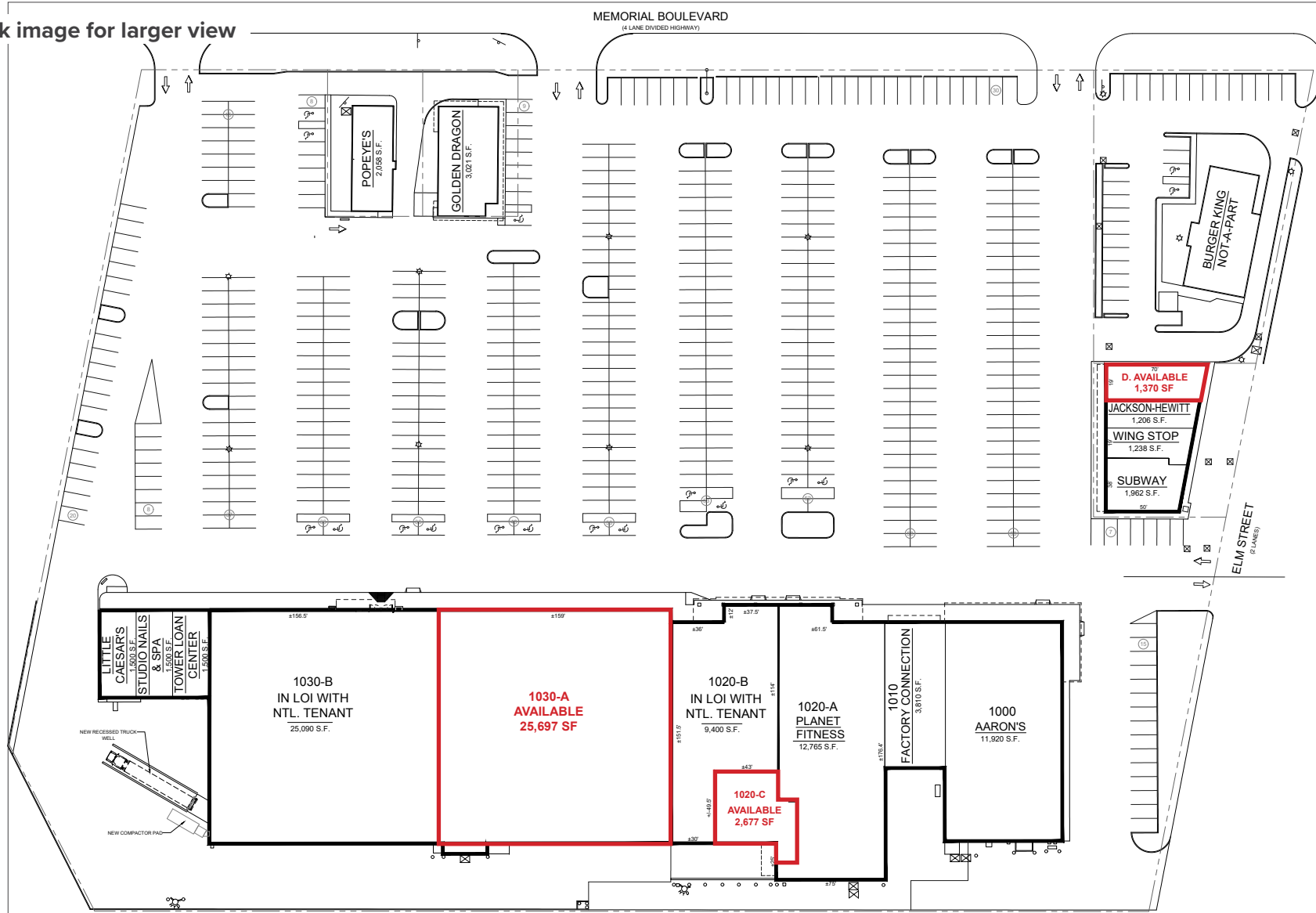
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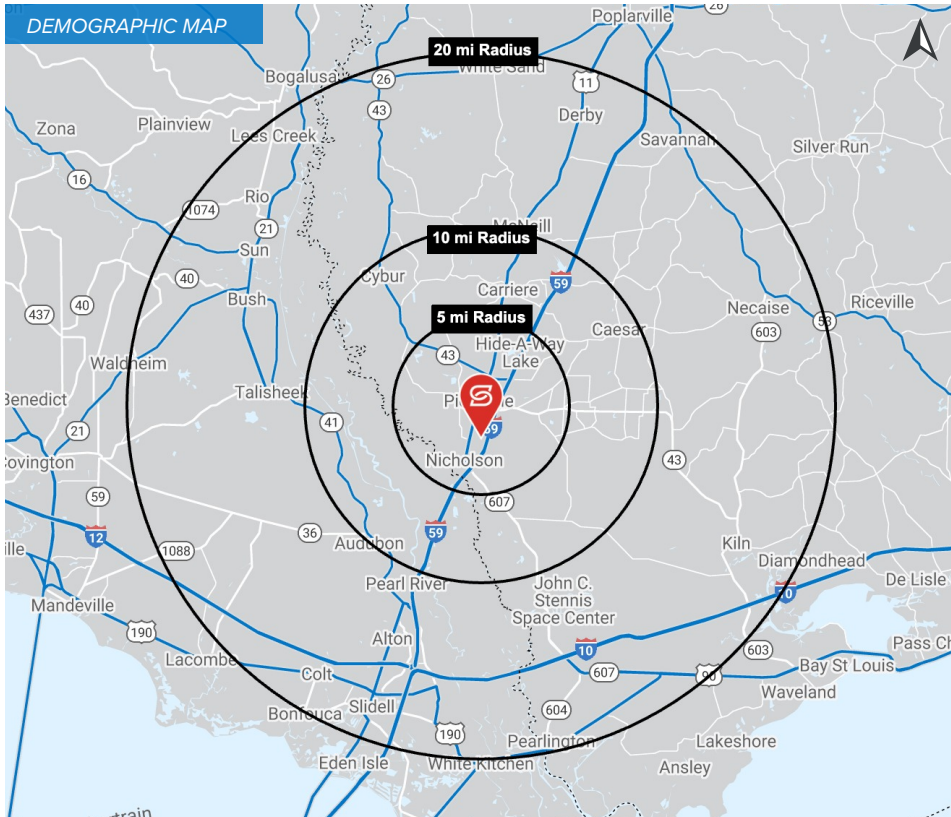
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2025 DEMOGRAPHICS

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