stirling

RHONDA SHARKAWY
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PINE TREE PLAZA

SWC of Memorial Boulevard (Highway 43) and Elm Street
Picayune, MS



FOR LEASE

TOTAL GLA
101,662 SF

AVAILABLE
- Suite 1020-B: 10,714 SF *(Portion of Prior Fred's)*
- Suite 1030: Up to 49,600 SF *(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, Lendmark Financial, Wingstop, Tokyo Grill & Sushi, Burger King, and Popeyes

TRAFFIC COUNT (ADT 2025)
On Memorial Boulevard (Highway 43), west of Interstate 59: 21,000

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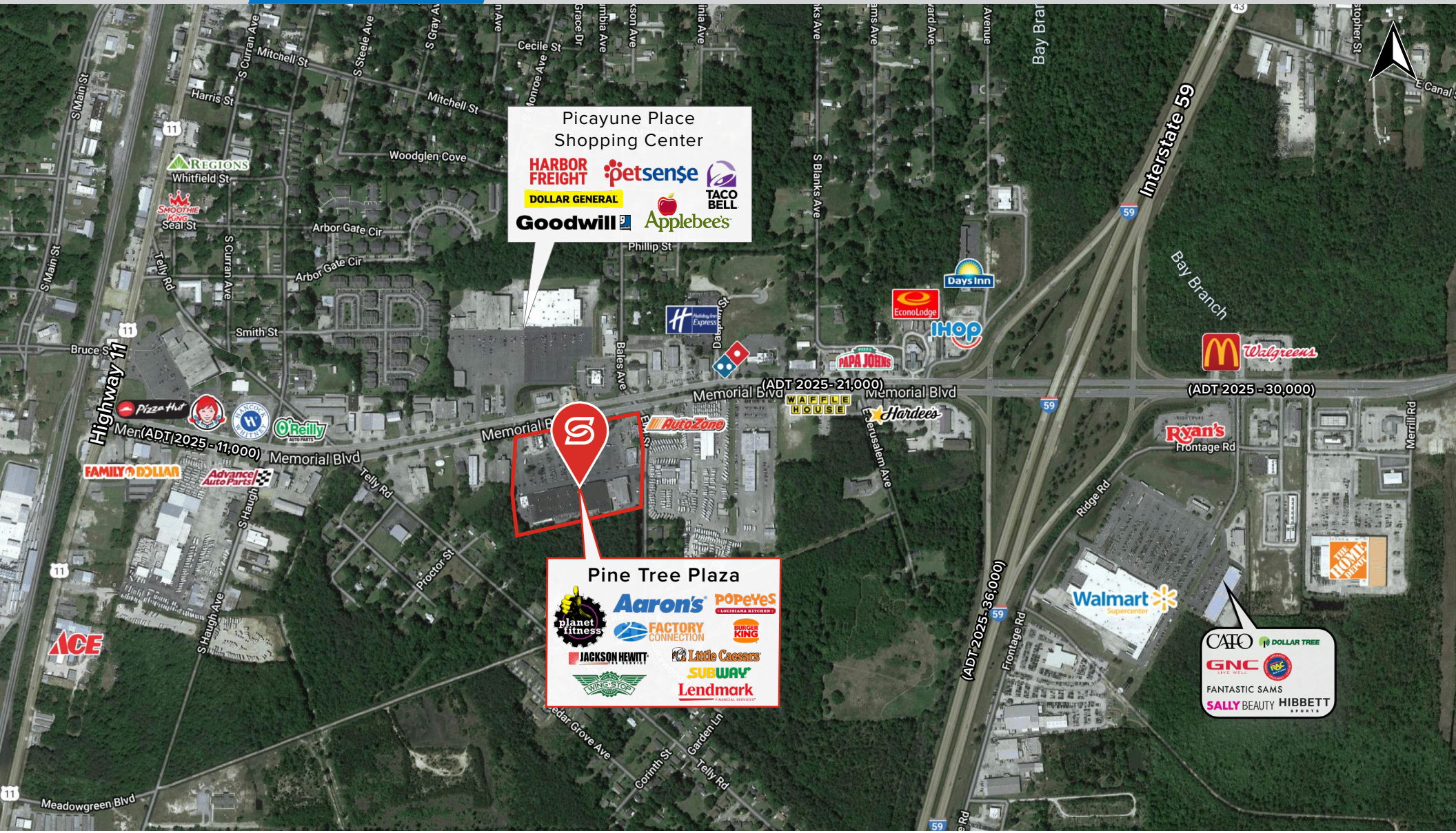
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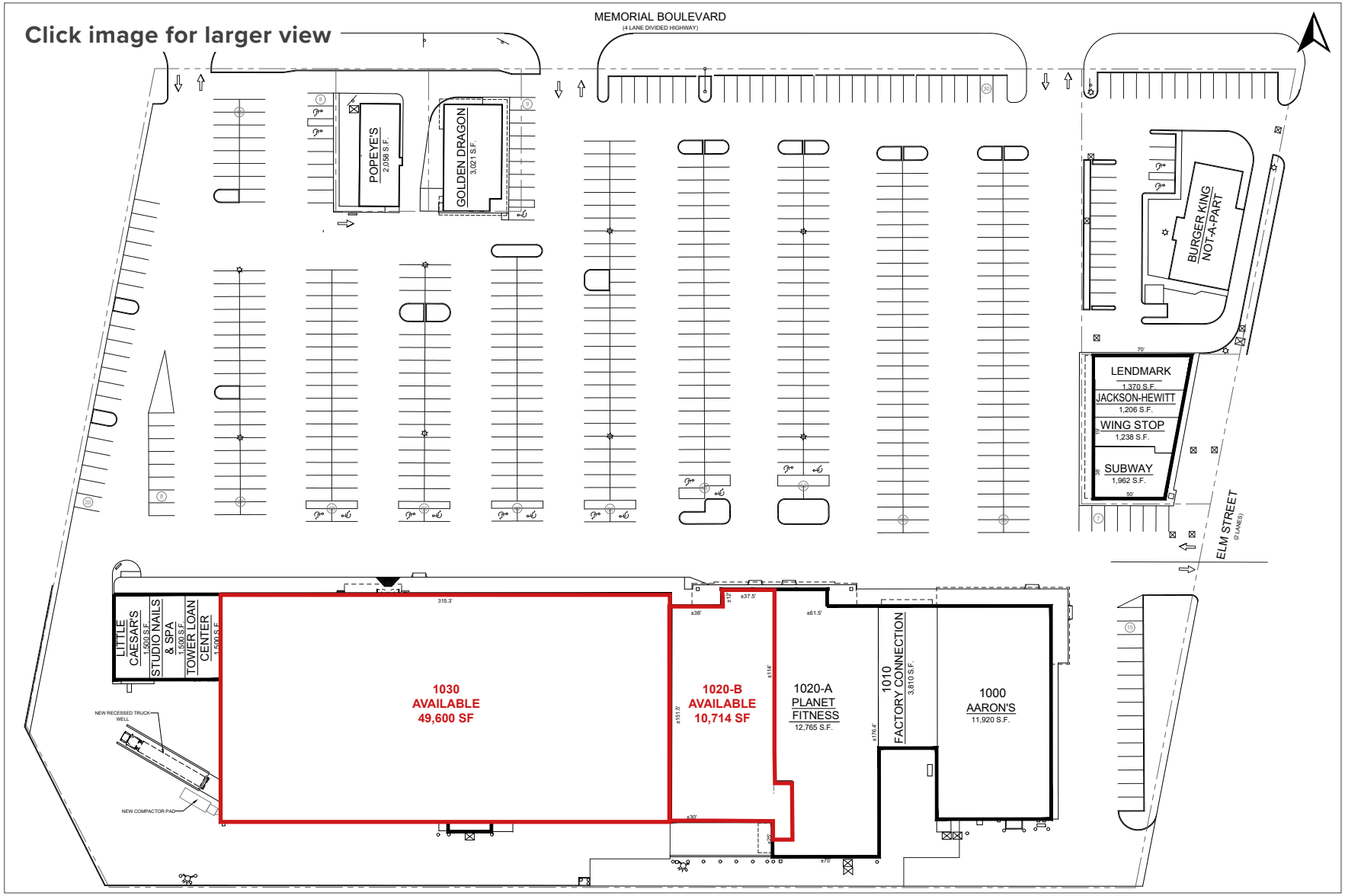
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Click image for larger view



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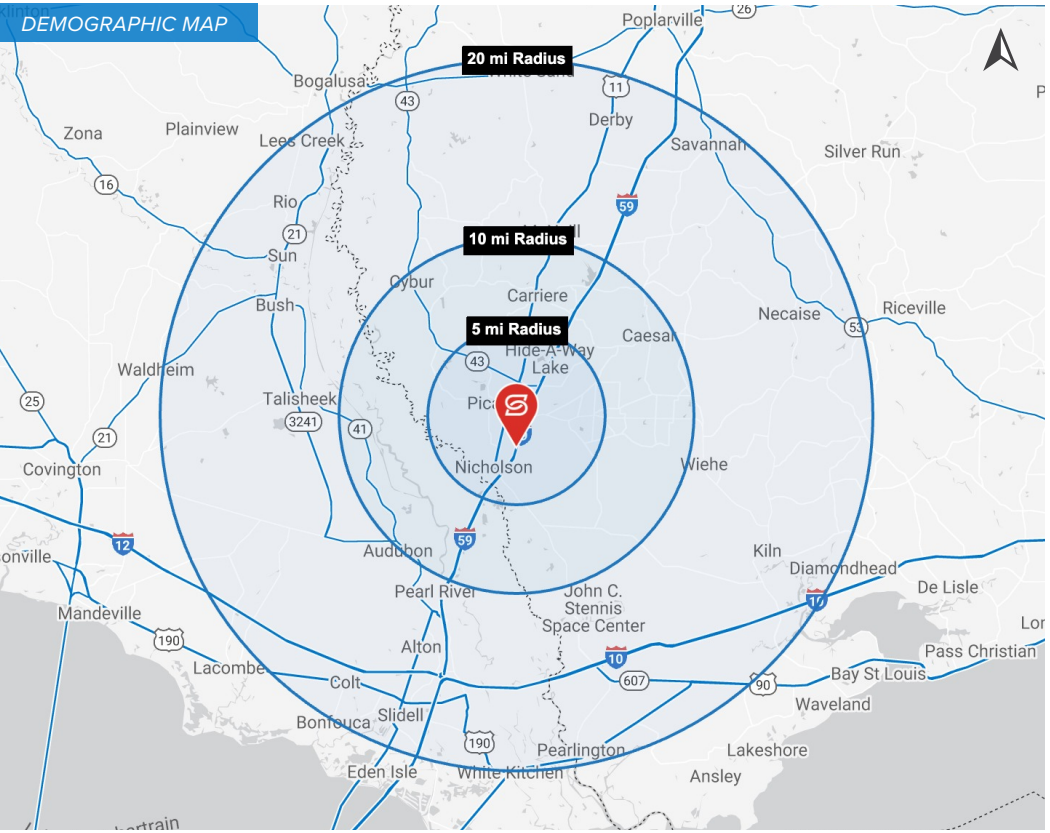
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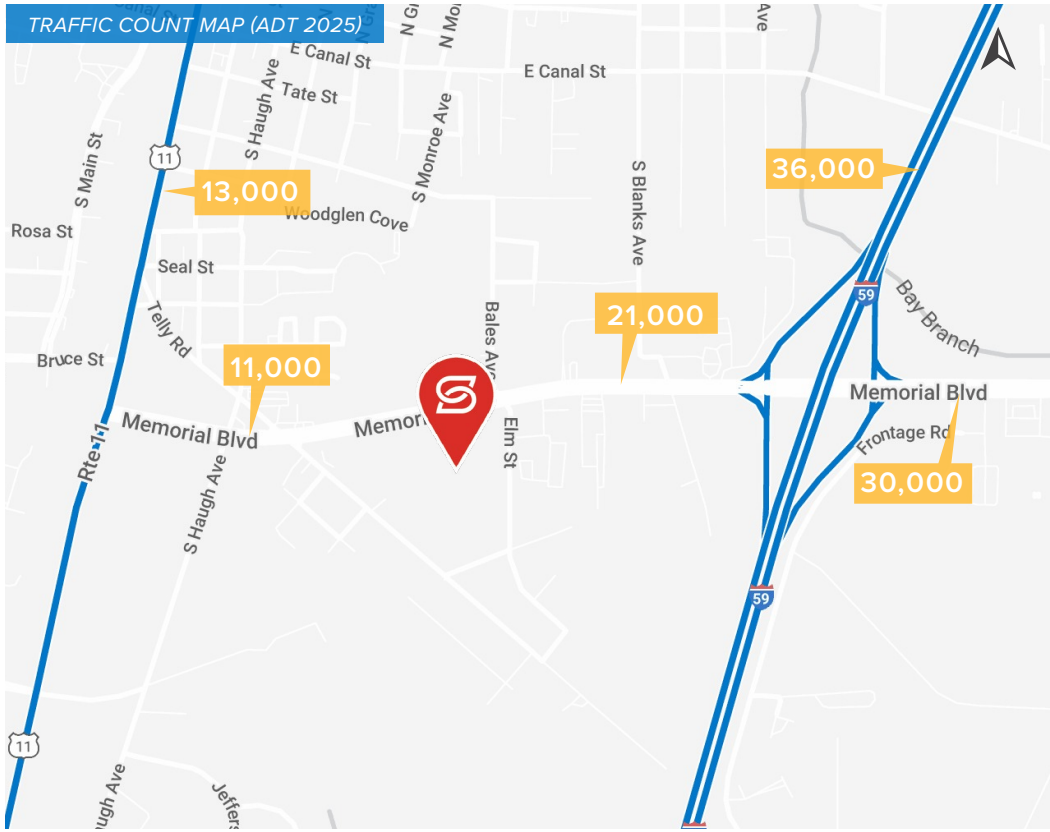
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2026 DEMOGRAPHICS

POPULATION	5 MI	10 MI	20 MI
	22,674	44,203	172,543

AVG. HH INCOME	5 MI	10 MI	20 MI
	$76,459	$85,260	$94,800

HOUSEHOLDS	5 MI	10 MI	20 MI
	9,311	17,622	68,145

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