

SUMMARY

AERIAL

SITE PLAN

PHOTOS

MAPS

DEMOGRAPHICS

FOR LEASE

APPROXIMATE GLA

- 108,930 SF

AVAILABLE OUTPARCEL

- Outparcel Land - 0.26 AC

AVAILABLE BAYS

- Suite A - 2,625 SF
Freshly Renovated Vanilla Box
Former China Palace
- Suite B-C - 3,900 SF
Freshly Renovated Vanilla Box
Former Fox's Pizza Den
- Suite E - 2,300 SF
- Potentially Available - 7,800 SF
Existing Petsense
- Suite I - 600 SF
- Suite J - 840 SF
- Suite K - 540 SF
- Suite P1-2 - 3,158 SF

EXECUTIVE SUMMARY

Southwest Mall Shopping Center is located on the main thoroughfare in McComb, Mississippi. Surrounding businesses include Kroger, CVS Pharmacy, Harbor Freight Tools, Wendy's and Southwest Mississippi Regional Medical Center. One mile north of the center is a Walmart Supercenter, Lowe's and Uptown McComb Center, consisting of Belk, Bealls, Aldi, Hobby Lobby, Marshalls, Ross Dress For Less, and Shoe Dept. Encore.

TENANTS INCLUDE

Fitness Depot, Dollar Tree, Dollar General, O'Reilly Auto Parts, Petsense, Rent-A-Center, El Sombrero Mexican Restaurant, Hibbett, Hollywood Beauty Mart, The UPS Store, Landmark Financial and many more!

TRAFFIC COUNT (ADT 2025)

On Delaware Avenue, west of Price Street: 12,000





SUMMARY

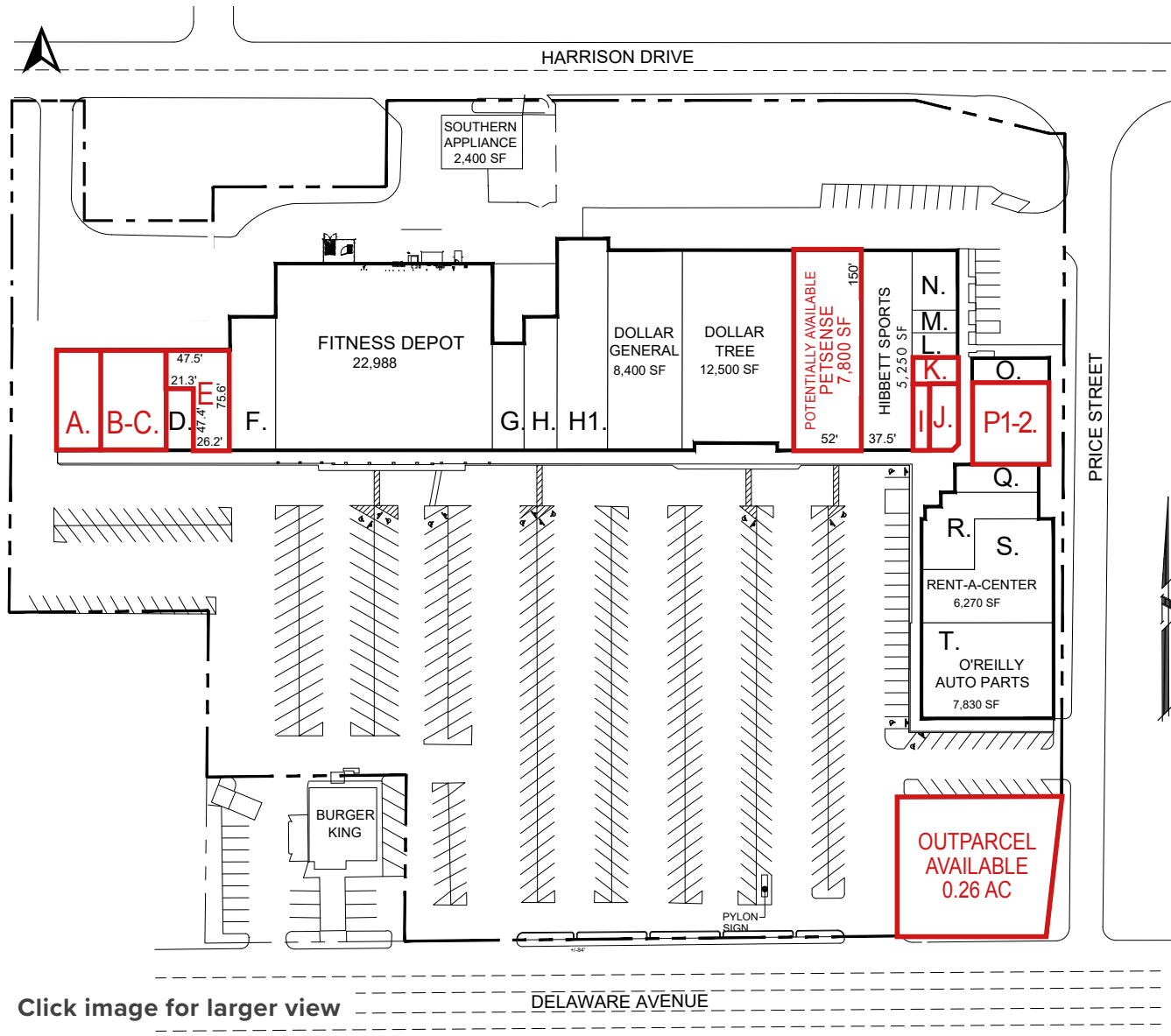
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TENANTS

Fitness Depot	22,988 SF
Dollar Tree	12,500 SF
Dollar General	8,400 SF
POTENTIALLY AVAILABLE Petsense	7,800 SF
Hibbett	5,250 SF
A. AVAILABLE Former China Palace	2,625 SF
B-C. AVAILABLE Former Fox's Pizza Den	3,900 SF
D Edward Jones	900 SF
E. AVAILABLE	2,300 SF
F Hollywood Beauty Mart	3,500 SF
G U.S. Army Recruiting	2,000 SF
H Advance America	2,500 SF
H1 El Sombrero Mexican Restaurant	5,810 SF
I. AVAILABLE	600 SF
J. AVAILABLE	840 SF
K. AVAILABLE	540 SF
L Maxine S. Brock, CPA	300 SF
M Occupied	300 SF
N Jay Bee Co. Real Estate	1,152 SF
O Occupied	740 SF
P1-2. AVAILABLE	3,158 SF
Q Lendmark Financial	1,425 SF
R The UPS Store	1,747 SF
S Rent-A-Center	6,270 SF
T O'Reilly Auto Parts	7,830 SF
U. AVAILABLE OUTPARCEL	0.26 AC

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stirling

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SOUTHWEST MALL SHOPPING CENTER

NWC of Delaware Avenue & Price Street, McComb, MS

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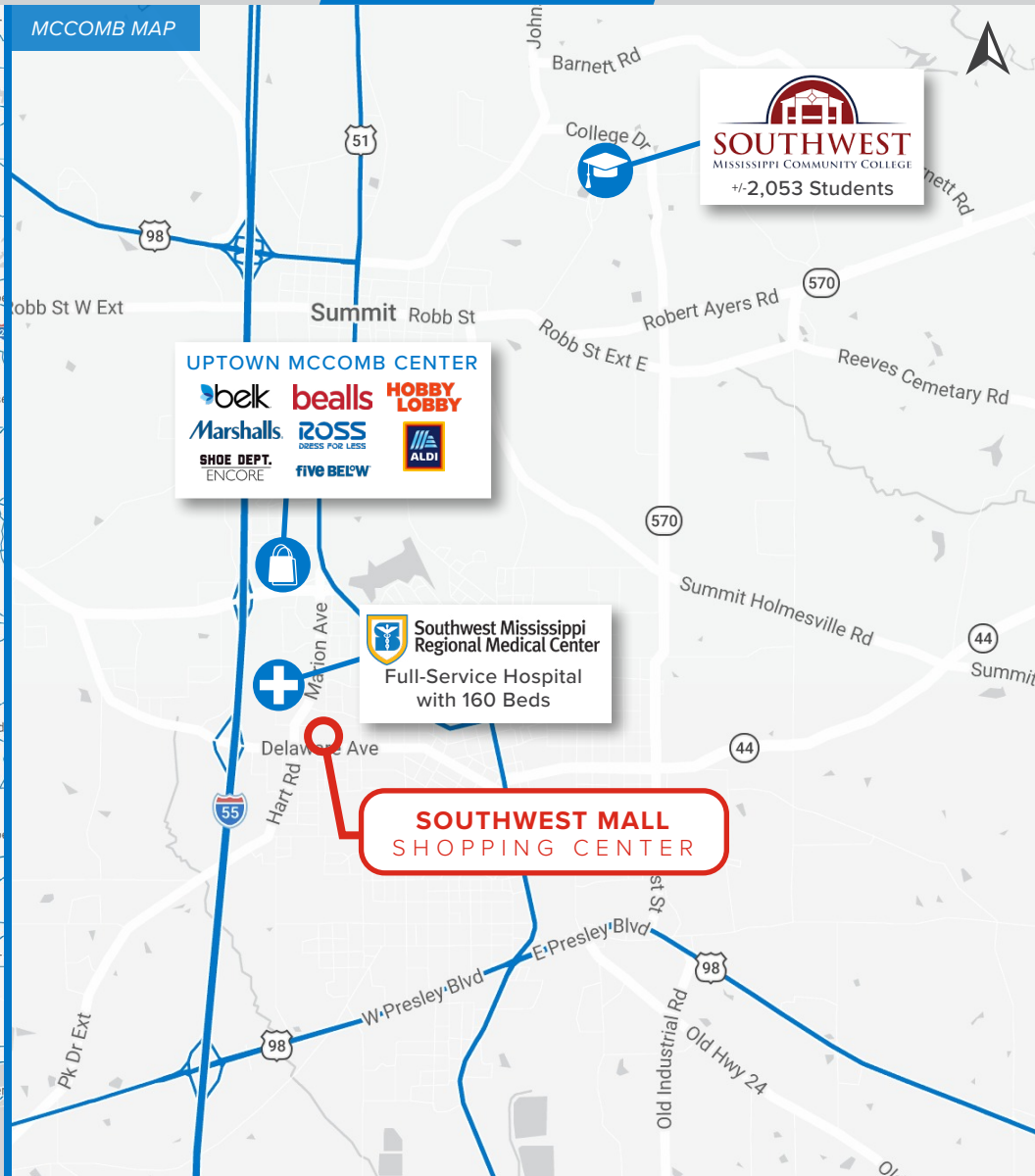
MAPS

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MISSISSIPPI STATE MAP



MCCOMB MAP



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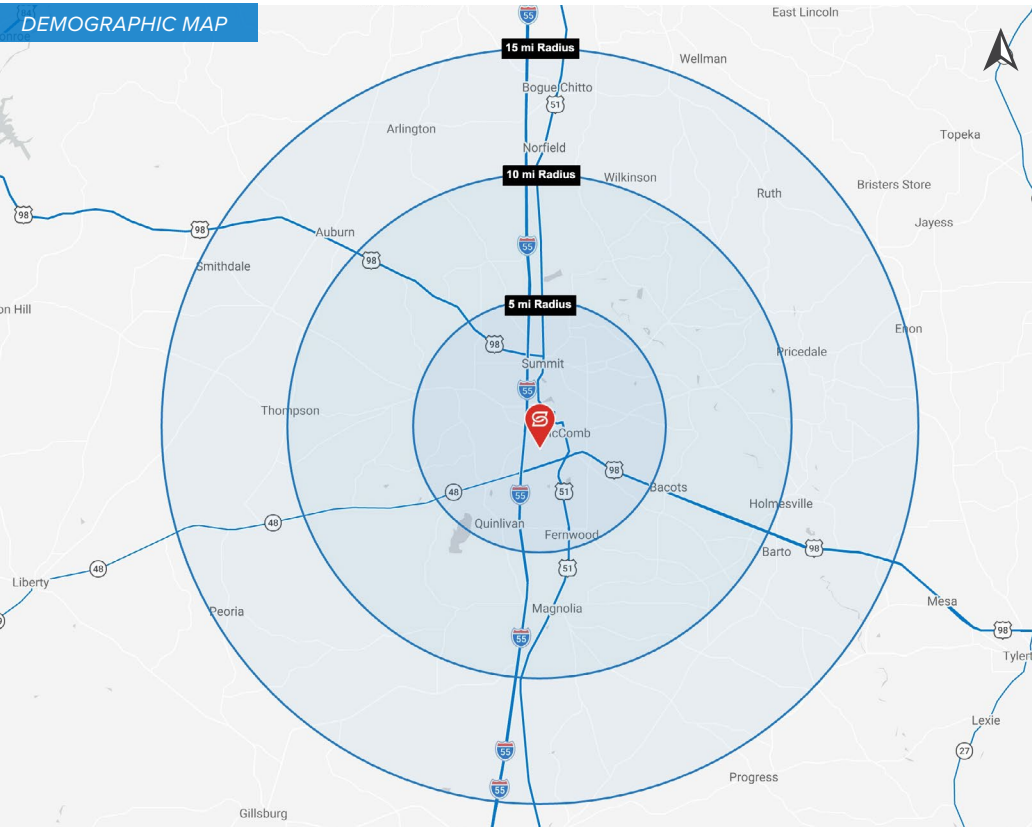
SITE PLAN

PHOTOS

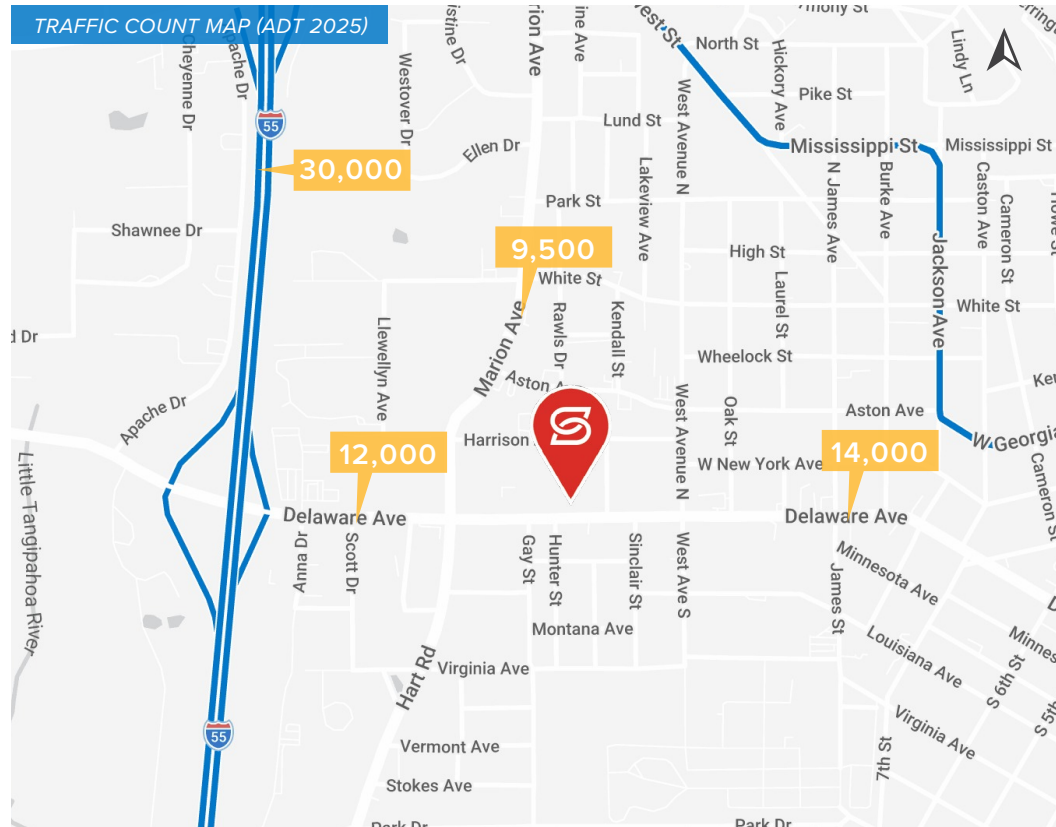
MAPS

DEMOGRAPHICS

DEMOGRAPHIC MAP



TRAFFIC COUNT MAP (ADT 2025)



2026 DEMOGRAPHICS



POPULATION

5 MI	10 MI	15 MI
22,216	34,197	46,796



AVG. HH INCOME

5 MI	10 MI	15 MI
\$62,140	\$67,478	\$70,709



HOUSEHOLDS

5 MI	10 MI	15 MI
8,816	13,702	18,973