

SUMMARY

AERIAL

RENOVATED SPACE LODs

PHOTOS

MAPS

DEMOGRAPHICS

RENOVATED SPACES FOR LEASE

AVAILABLE RENOVATED BAYS

- Suite A - 2,625 SF (Former China Palace End-Cap, 33'9" x 73'5")
- Suite B-C - 3,900 SF (Former Fox's Pizza Den) 51'6" x 73'10"

EXECUTIVE SUMMARY

Two retail spaces in the Southwest Mall Shopping Center have recently undergone a major renovation after a fire incident. With new light fixtures and mechanical throughout, these adjacent vanilla-boxed spaces now present a perfect blank canvas for medical, restaurant, retail or fitness concepts. Can be leased separately or combined for up to 6,525 SF.

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.

CO-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, and many more!

TRAFFIC COUNT (ADT 2024)

On Delaware Avenue, west of Price Street: 13,000



stirling

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FRESHLY RENOVATED COMMERCIAL / RESTAURANT SPACE

1458 & 1460 Delaware Avenue, McComb, MS

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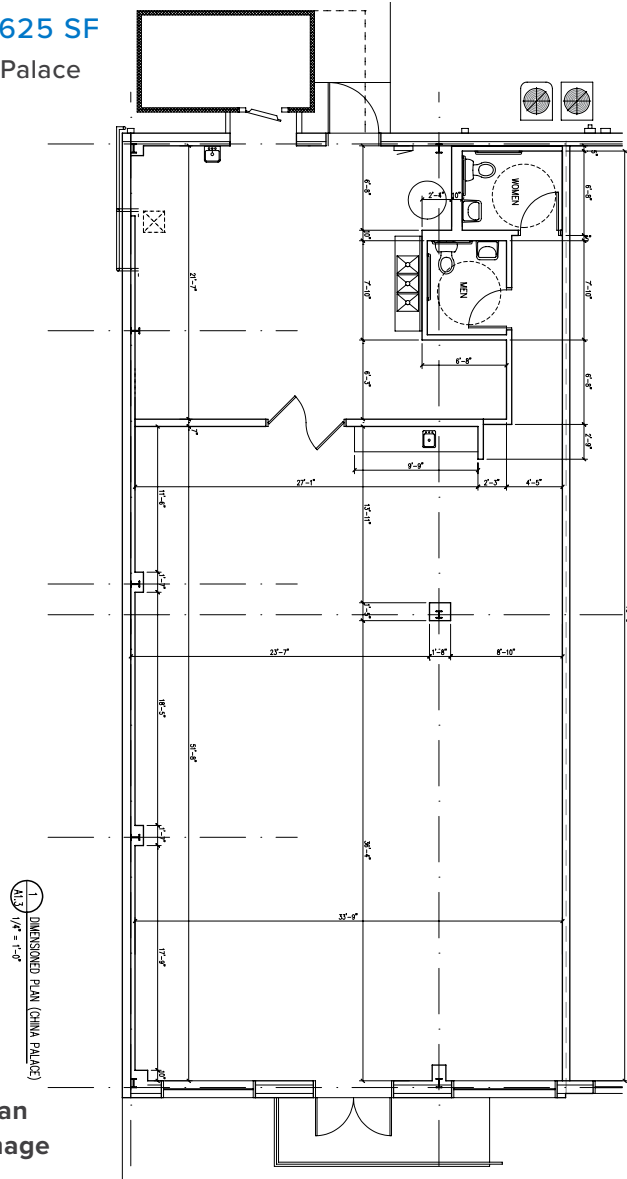
DEMOGRAPHICS

SUITE A - 2,625 SF

Former China Palace

33'9" x 73'5"

End-Cap

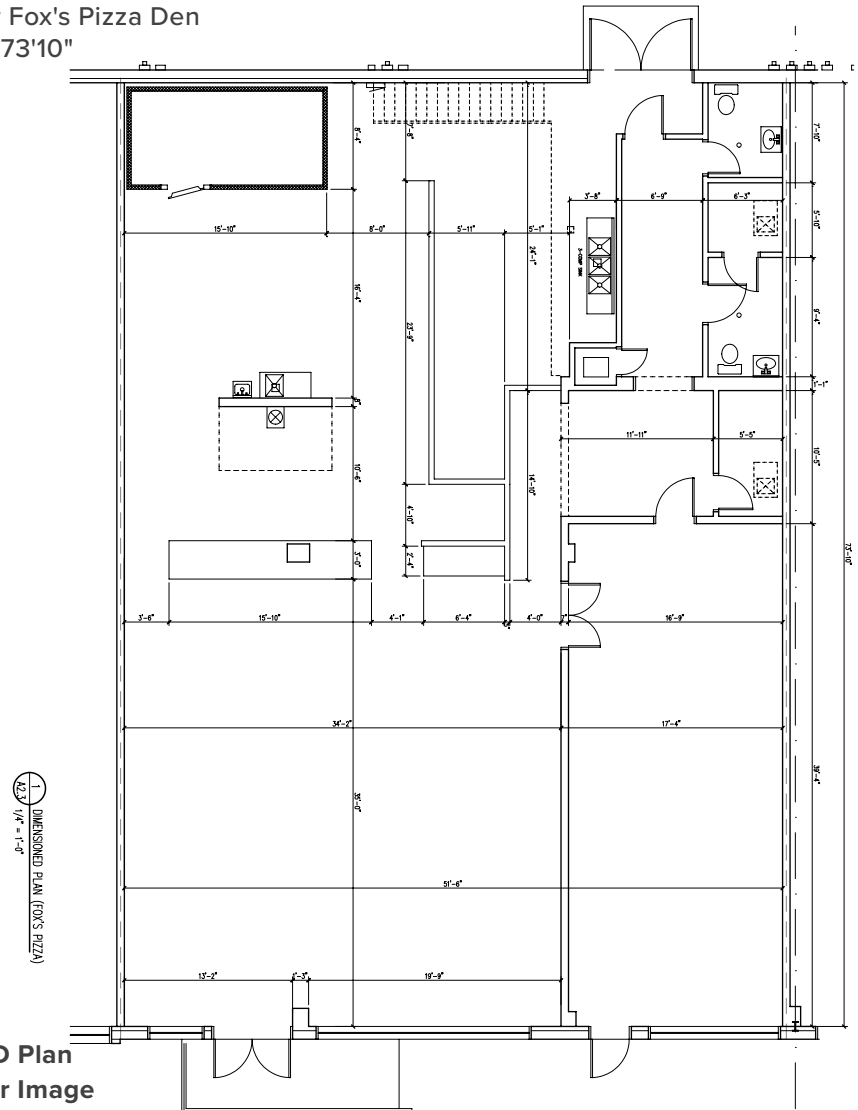


Click LOD Plan
for Larger Image

SUITE B-C - 3,900 SF

Former Fox's Pizza Den

51'6" x 73'10"



Click LOD Plan
for Larger Image

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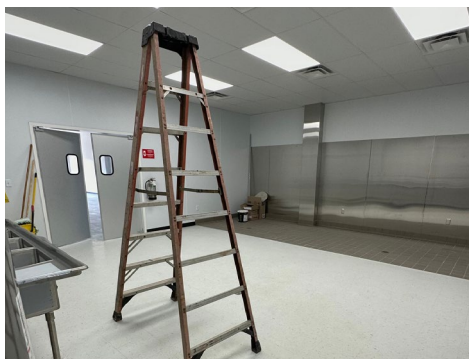
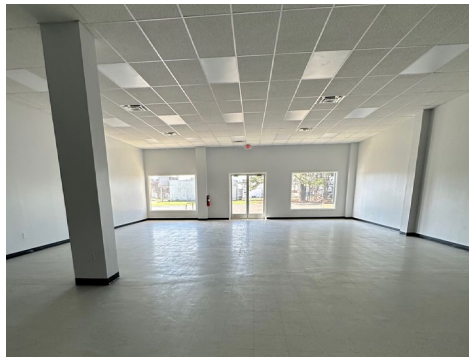
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SUITE A - 2,625 SF

Former China Palace
33'9" x 73'5"
End-Cap



SUITE B-C - 3,900 SF

Former Fox's Pizza Den
51'6" x 73'10"



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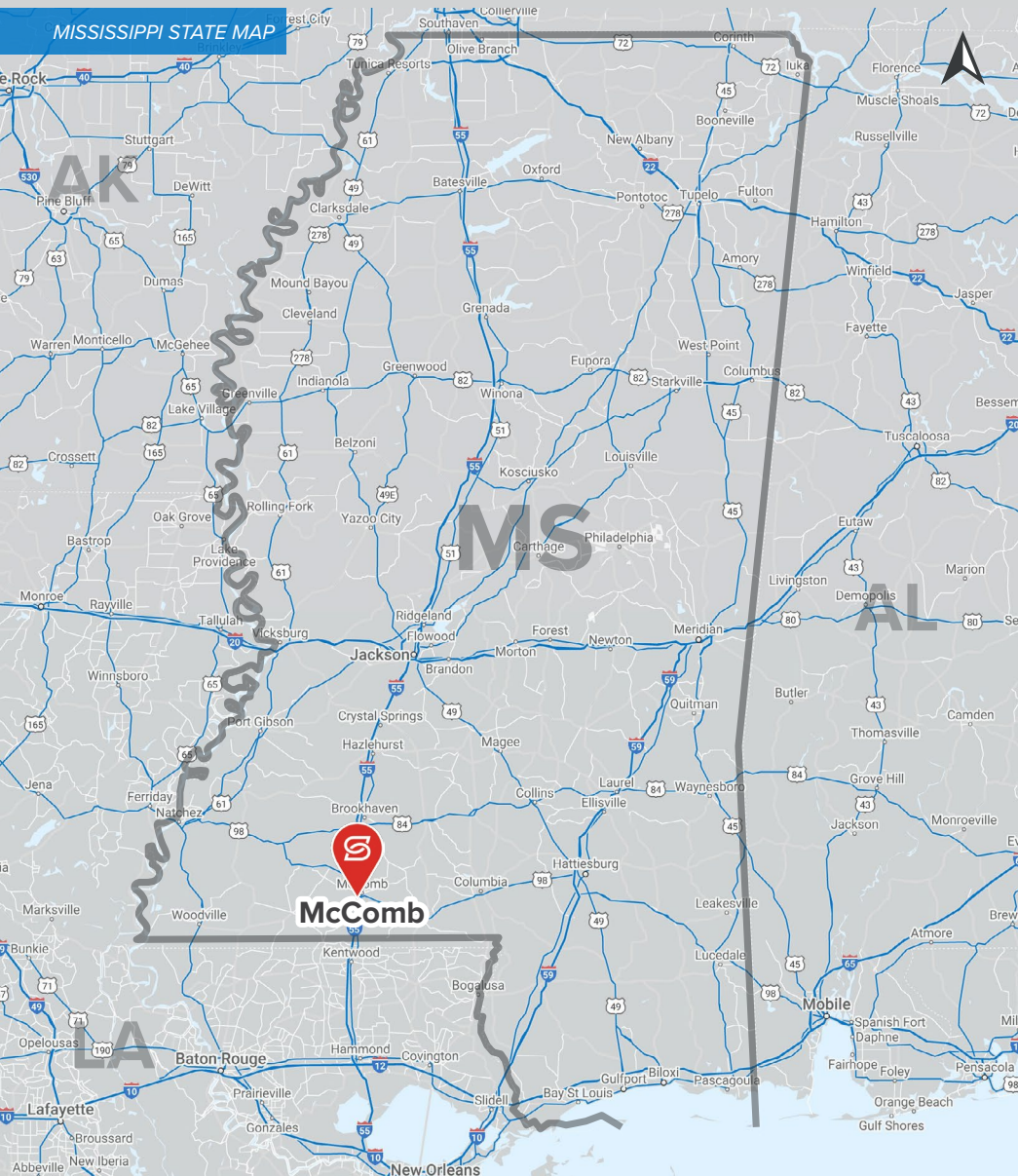
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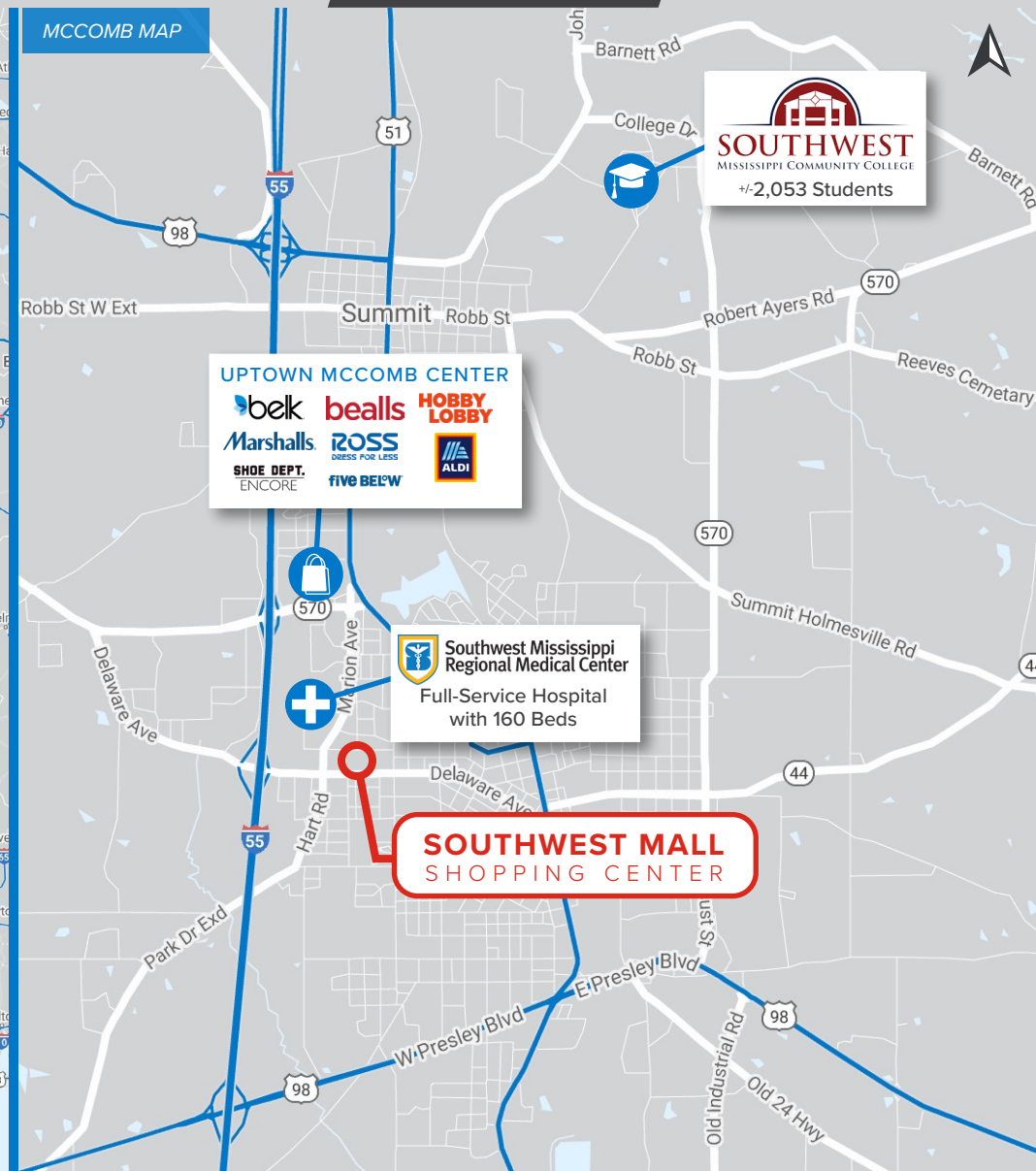
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MISSISSIPPI STATE MAP



MCCOMB MAP



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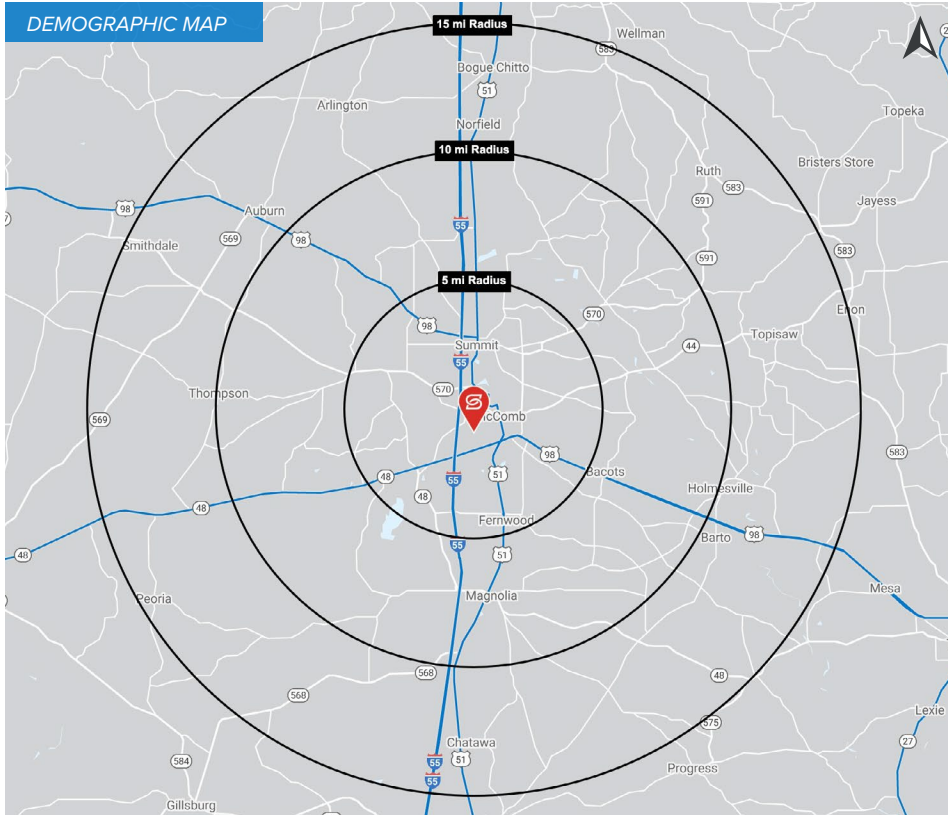
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2025 DEMOGRAPHICS

5 MILE

10 MILE

15 MILE



POPULATION

22,325

34,184

46,607

5 MILE

10 MILE

15 MILE



AVG. HH
INCOME

\$58,661

\$63,262

\$65,031

5 MILE

10 MILE

15 MILE



HOUSEHOLDS

8,696

13,433

18,548