

## FOR LEASE

### PROPERTY SUMMARY

Strategically located at the intersection of US Highway 90 and MS Highway 43/603, Choctaw Plaza benefits from high visibility and convenient access at Waveland's busiest intersection. This center has remained a vibrant part of this retail market. This would be an excellent site for any size retailer looking to expand in a growing retail market.

### AVAILABILITY

- 40,507 SF - Former Dirt Cheap  
*Willing to Subdivide or Combine  
With Adjacent Suite*
- 17,050 SF  
Portion of Former Grand Furniture
- 4,500 SF  
Former Factory Connection

### AVAILABILITY RANGE

- 4,500 SF - 57,557 SF

### TOTAL GLA

- 127,889 SF

### TENANTS

- Planet Fitness
- Harbor Freight
- Walgreens
- Goodwill
- Yun Long Buffet
- AutoZone
- Little Caesars
- Herbal Alternatives
- Rum Kitchen
- 7 Brew

### TRAFFIC COUNTS (ADT 2024)

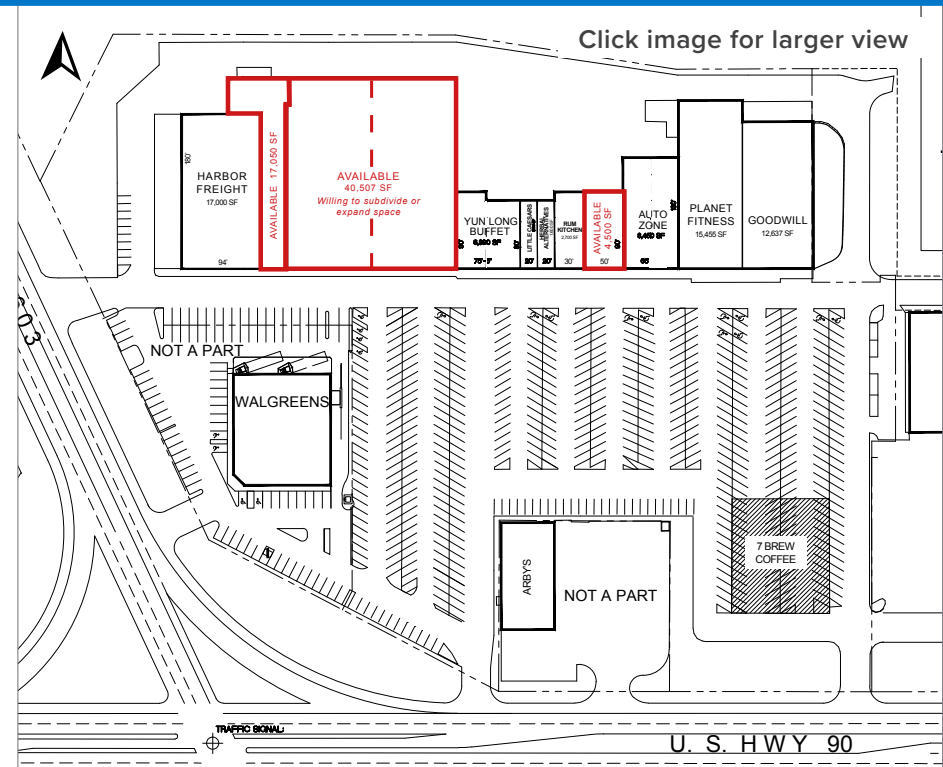
- On MS Highway 43/603: 14,000
- On US Highway 90: 26,000

### 2025 DEMOGRAPHICS

	3 MI	5 MI	10 MI
Population	16,801	22,168	43,961
Avg. HH Income	\$107,046	\$107,824	\$106,279







## TENANTS

Harbor Freight	17,000 SF
AVAILABLE	17,050 SF
AVAILABLE	40,507 SF
Yun Long Buffet	6,390 SF
Little Caesars	1,600 SF
Herbal Alternatives	1,600 SF
Rum Kitchen	2,700 SF
AVAILABLE	4,500 SF
AutoZone	8,450 SF
Planet Fitness	15,515 SF
Goodwill	12,822 SF
Walgreens	14,820 SF
7 Brew	Outparcel