

Marketing Presentation



**FOR LEASE: PICAYUNE RETAIL SPACE @ \$11/SF
(\$2,500 MONTHLY)**

421 Memorial Boulevard
Picayune, Mississippi 39466

Presented By:

Mississippi Commercial Realty, LLC

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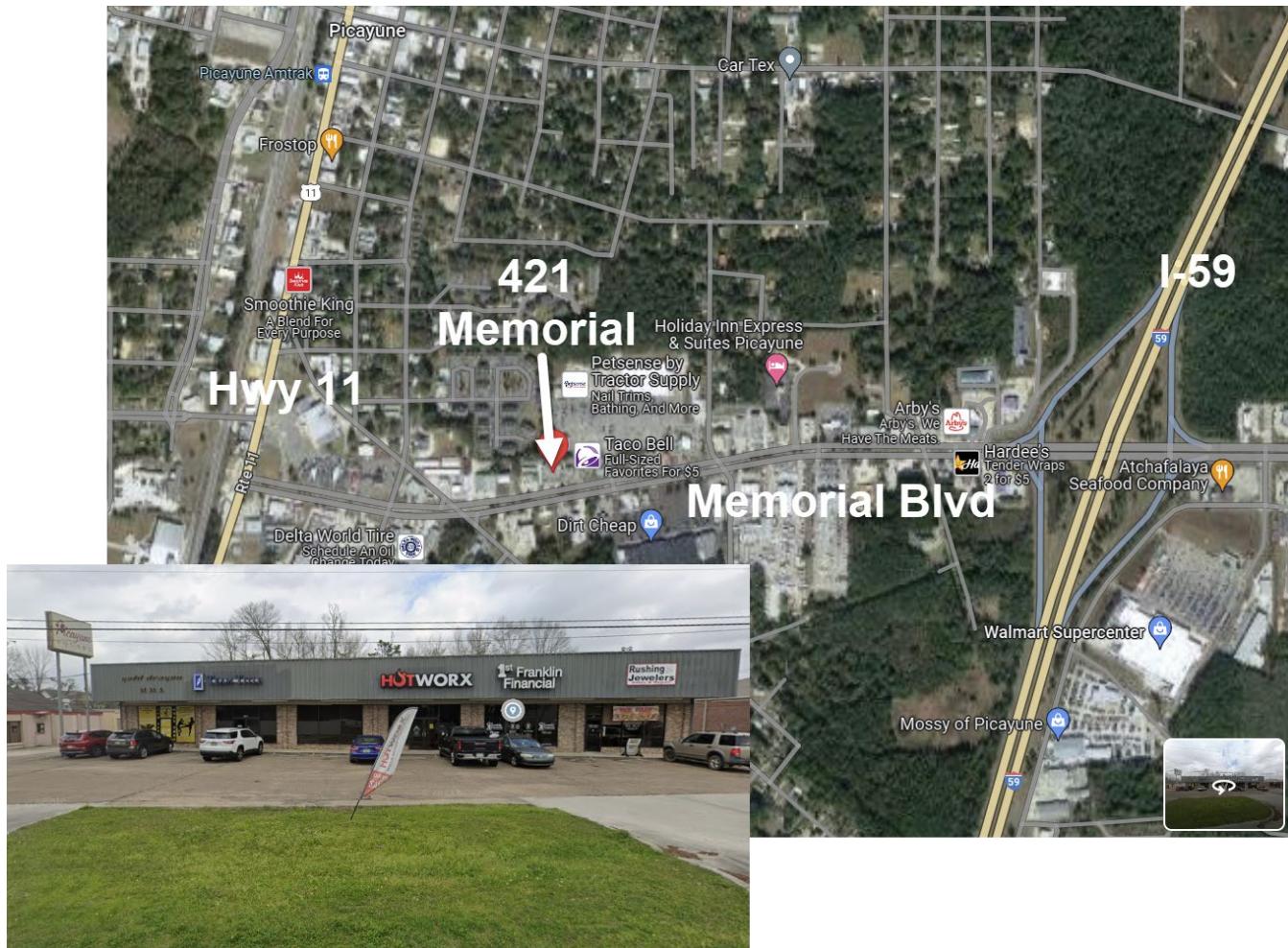
SOCIETY OF INDUSTRIAL
AND OFFICE REALTORS®

October 5, 2024



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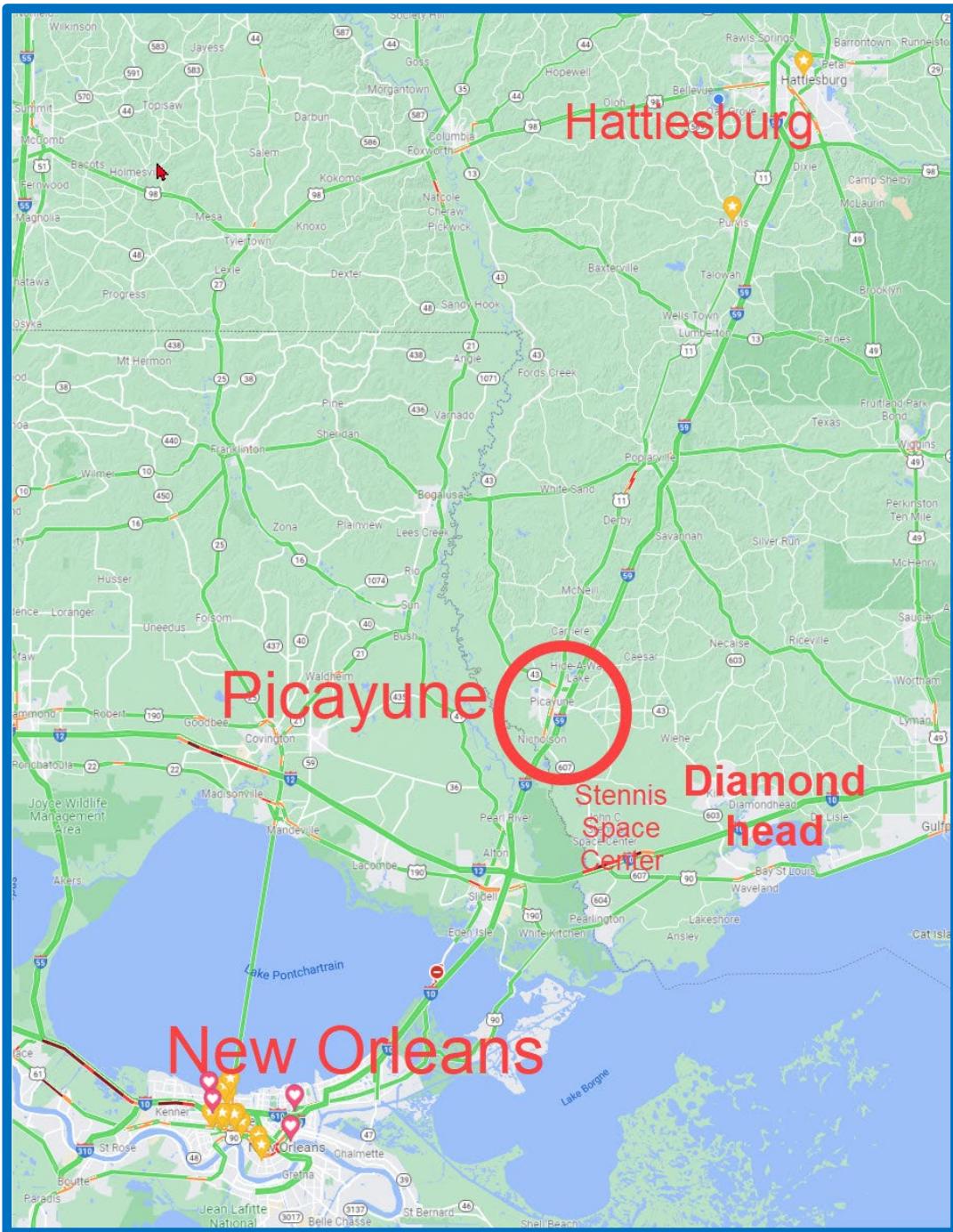
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Location

The property is located within the city limits of Picayune, Mississippi in Pearl River County, and fronts Memorial Boulevard which connects to Interstate 59 that runs from Slidell to Birmingham, Alabama. Picayune is approximately 45 miles northeast from New Orleans and only 10 miles from Stennis Space Center, NASA's largest rocket engine facility and one of the largest employers in the area. Another nearby city is Diamondhead, with an upscale 9,500 population about 25 miles southeast.





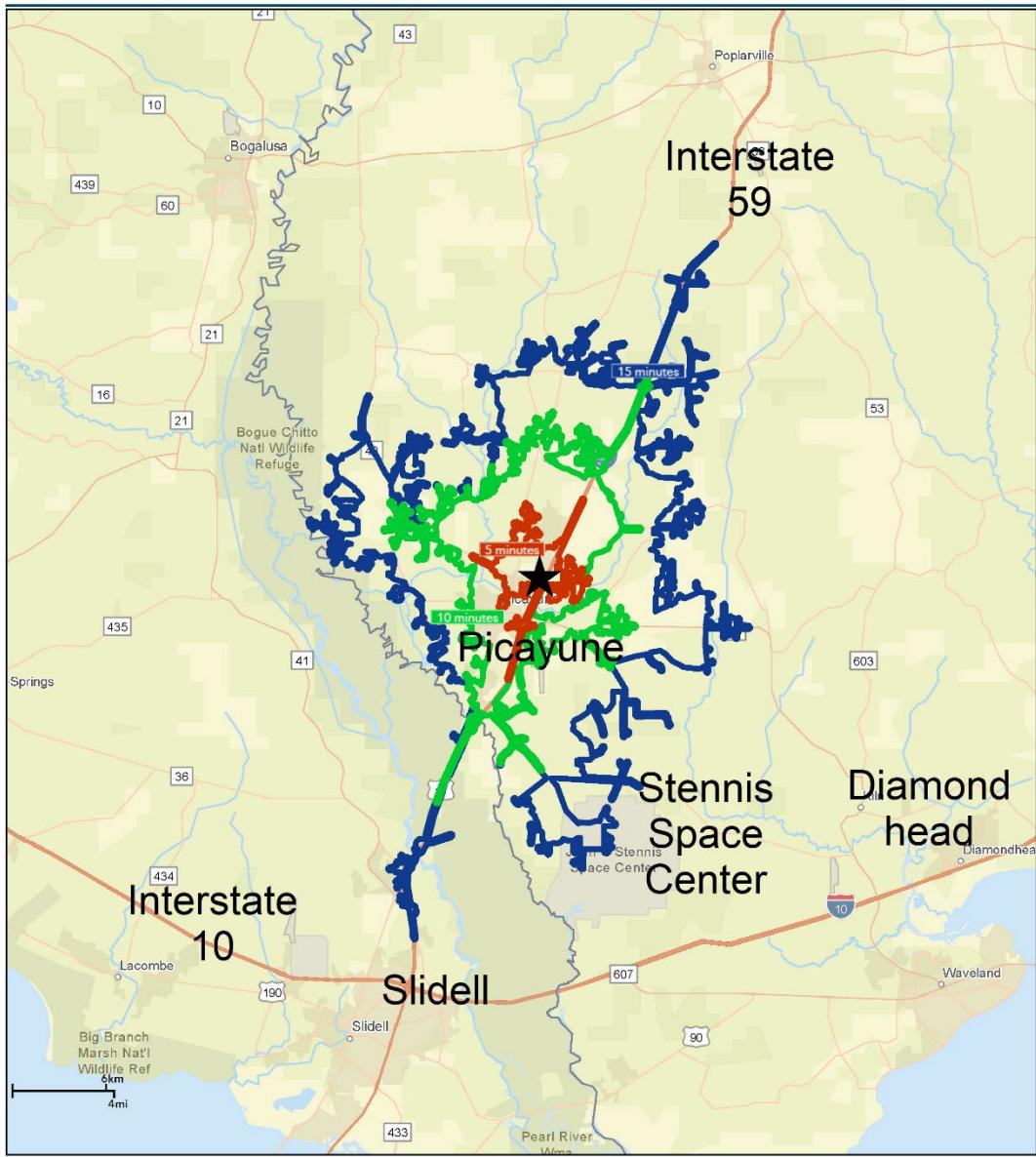
Drive Times: 5, 10 & 15 Minutes

Picayune pulls shoppers from the Stennis Space Center, with 4,700 cars per day from Highway 607 to I-59 in an approximate 15 minute drive time. Picayune also pulls shoppers from Diamondhead/Waveland, with 4,200 cars per day traveling Highway 43 to I-59/Memorial Boulevard. The map below shows a 5 minute (red border), 10 minute (green border) and 15 minute (blue border) drive time, elongated due to the easy access by Interstate 59 running northeast and southwest.



Drive Times- 5, 10 & 15 Minutes

1701 Hwy 43-Picayune, MS



September 21, 2021

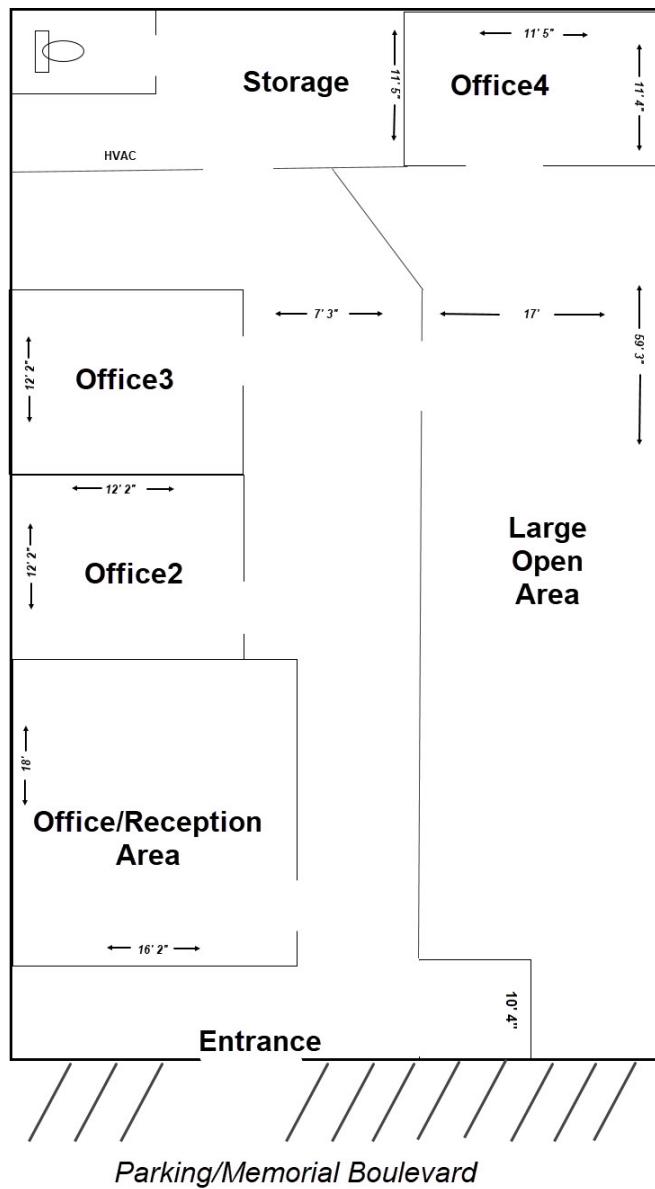
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Floor Plan

Suite A-2,700 SF

Floor Plan 421 Memorial-Suite A
2,700 RSF





Demographics-Consumer Spending

Within a 15 minute drive time, the Picayune population of 36,012 has a median household income of \$49,856 and a median age of 40 with 19% of the population over 65.

ESRI provides consumer spending data by drive times and results show these businesses would thrive in this location due to consumer spending of residents within a 15 minute drive time. In the last 12 months residents spent:

- \$69,000,000 on healthcare.
- \$33,000,000 on entertainment and recreation.
- \$20,000,000 on apparel.
- \$22,000,000 on home furnishings.



Market Profile

801 Hwy 11 S & Memorial-Picayune

Prepared by Esri
Latitude: 30.54445
Longitude: -89.65310

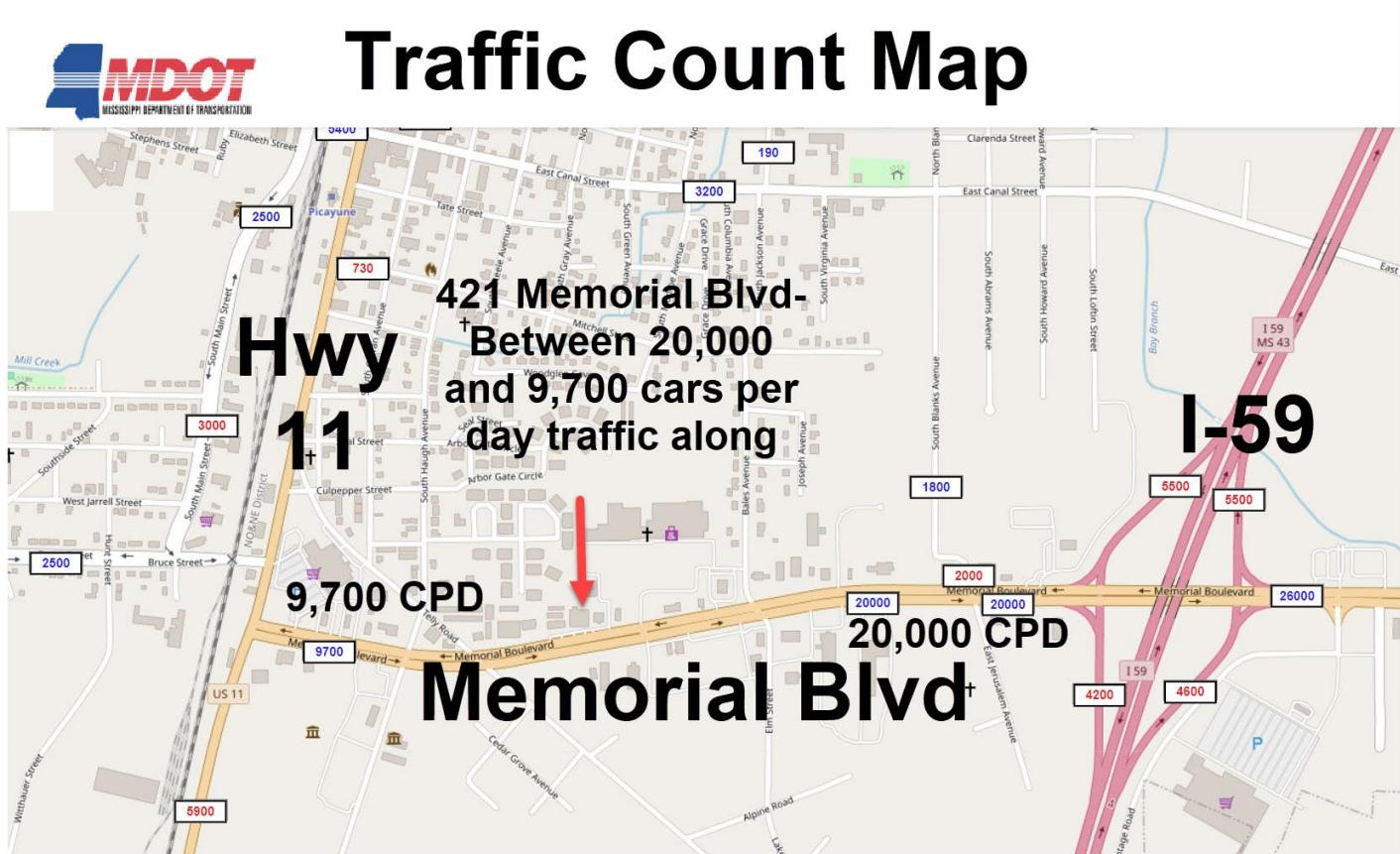
Drive Time: 5, 10, 15 minute radii

2021 Consumer Spending	5 minutes	10 minutes	15 minutes
Apparel & Services: Total \$	\$2,793,259	\$12,979,889	\$20,493,761
Average Spent	\$1,612.74	\$1,487.84	\$1,486.35
Education: Total \$	\$2,044,734	\$9,101,848	\$14,114,398
Average Spent	\$1,180.56	\$1,043.31	\$1,023.67
Entertainment/Recreation: Total \$	\$4,467,730	\$21,191,206	\$33,730,903
Average Spent	\$2,579.52	\$2,429.07	\$2,446.40
Food at Home: Total \$	\$7,426,394	\$35,536,856	\$56,509,911
Average Spent	\$4,287.76	\$4,073.46	\$4,098.48
Food Away from Home: Total \$	\$4,986,441	\$23,399,016	\$37,160,648
Average Spent	\$2,879.01	\$2,682.14	\$2,695.14
Health Care: Total \$	\$9,166,312	\$43,611,539	\$69,672,451
Average Spent	\$5,292.33	\$4,999.03	\$5,053.12
HH Furnishings & Equipment: Total \$	\$3,086,194	\$14,340,269	\$22,751,613
Average Spent	\$1,781.87	\$1,643.77	\$1,650.10



Traffic Count Map

The Mississippi State Department of Transportation shows the daily traffic on Memorial Boulevard in front of the shopping center to range between 9,700 and 20,000 cars per day, exiting on Interstate 59 and driving along Memorial.





About Mississippi Commercial Realty



We are known for using the latest technology to help commercial property owners solve their real estate problems, bringing a high level of ethical conduct to the industry with great attention to detail and professionalism. We are a top rated, award winning, client-oriented firm, with a goal to deliver expedited results. We bring expertise in every sector of commercial real estate, completing these landmark projects:

- One of the largest warehouse sales.
- Several of the largest apartment developments.
- The largest land disposition in Louisiana.
- One of the largest hotel acquisitions.
- One of the largest contiguous Class A office lease negotiations in Hattiesburg.

Licensed in both Louisiana and Mississippi, with offices in Hattiesburg and New Orleans, clients benefit from a wider marketing area and personal service. Our owner, Robert Hand, is a top-rated commercial real estate broker with the CCIM and SIOR designations. He also has an MBA and experience in the appraisal industry, and is recognized by peers for these achievements:

- Named Top 100 Investment Executive in the U.S. by Financial Planning Magazine.
- Member National Association of Realtors and Hattiesburg Association of Realtors
- Past President, International Association of Financial Planners.
- Past President, New Orleans MSU Alumni Association.
- Past industry panel member for the NASD Board of Arbitrators.

What makes our firm different is that our clients will never have to worry about conflicts of interest. We never promote real estate that competes with our client's interest. Our competitive advantage is that we use technology to solve problems and are dedicated to providing clients and colleagues with the knowledge that helps them make better real estate decisions.

We offer real estate advice on our website, including over 150 insightful articles for buyers, sellers and tenants of commercial real estate. We have had several articles published in national magazines:

- *Commercial Investment Real Estate Magazine*: "Using Technology To Select Highly Profitable Retail Locations".
- *Commercial Investment Real Estate Magazine*: "The 3 Most Common Mistakes In Your Lease".
- *Commercial Investment Real Estate Magazine*: "Valuing Commercial Real Estate Using Regression Analysis".
- *Commercial Investment Real Estate Magazine*: "Visualizing Risk In a Lease Buyout Decision".
- *Commercial Investment Real Estate Magazine*: "Using Lifestyle Demographic Analysis To Make Better Commercial Real Estate Decisions".
- *Chief Executive Officer Magazine*: 'Return of The AutoMat'.
- *Registered Representative Magazine*: "Growing Your Business By Providing a Higher Level of Services".
- *Personal Financial Planning Magazine*: "Using Technology To Help Clients".

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