

For Lease

PRIME RETAIL OR OFFICE FOR LEASE
290 SERGEANT PRENTISS DR NATCHEZ, MS 39120

\$15.00 SF
GROSS



PROPERTY INFO:

- Available size: 3,100 SF +/-
- Additional 2,200 +/- SF of unfinished space available for build out
- Premier leasing opportunity in one of Natchez's most visible and well-traveled areas
- Ideal for retail, office, or medical use
- 2 break rooms / offices and 2 bathrooms
- Modern interior
- Offering a flexible layout and updated finishes that make it perfectly suited for a variety of business types seeking strong exposure and a professional image.
- Wall to wall display windows
- Ample storage
- Daily vehicle traffic 24,000 +/-

CHARLIE COLVIN o [225] 408-6595 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com
ANDREW HOOVER d [225] 279-9318 | c [225] 335-6627 | f [225] 408-9596 | andrew@momentum-commercial.com

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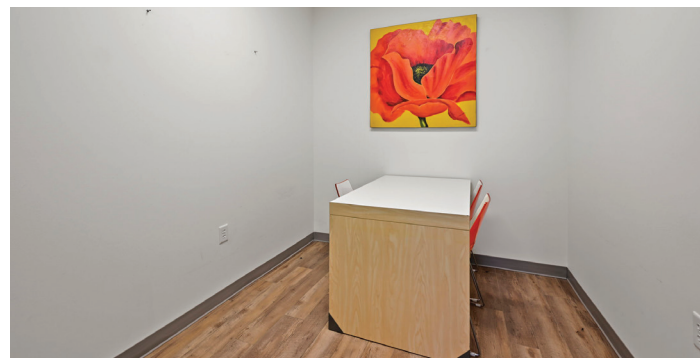
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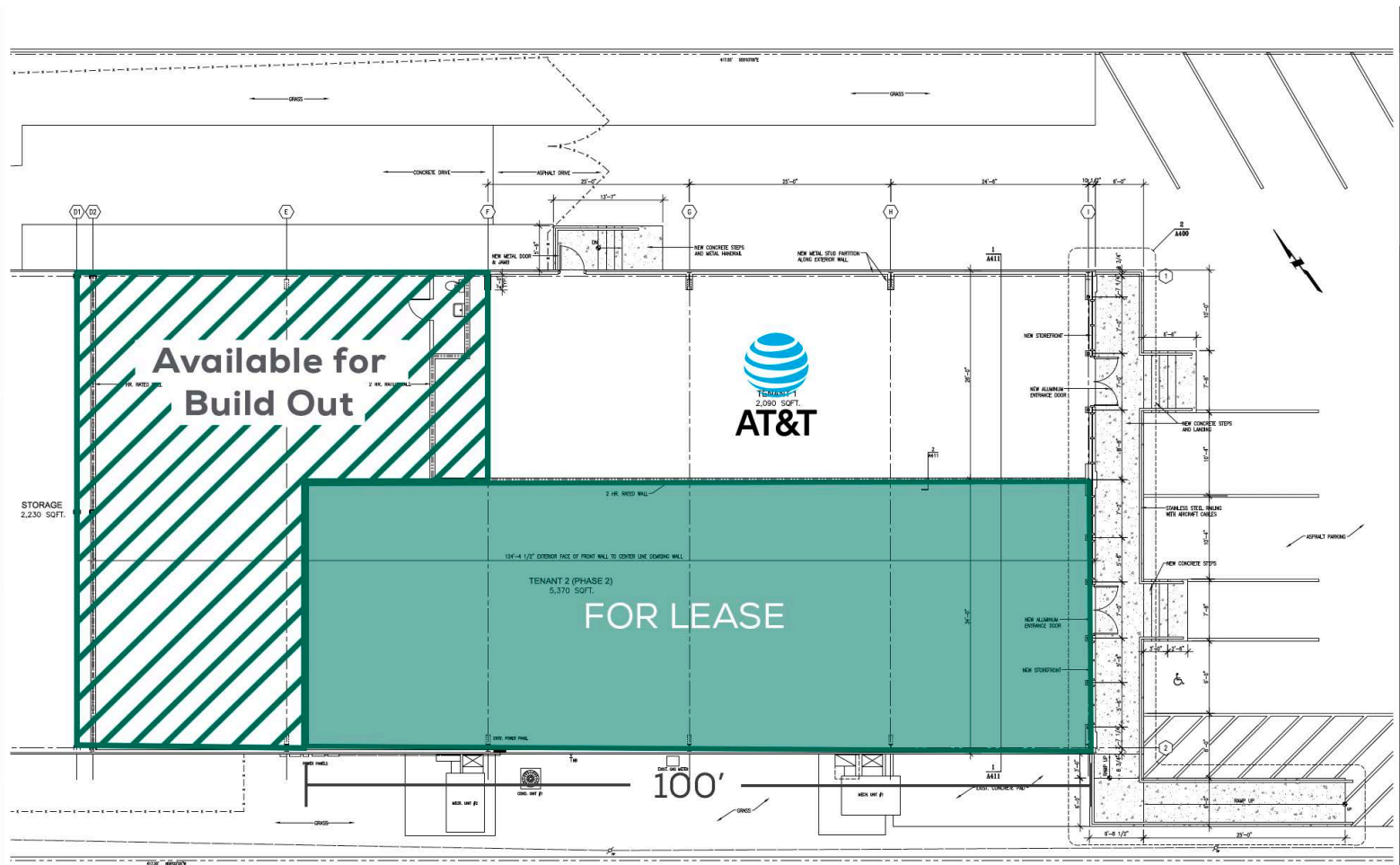
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1 OVERALL PROPOSED FLOOR PLAN
3/15/2017

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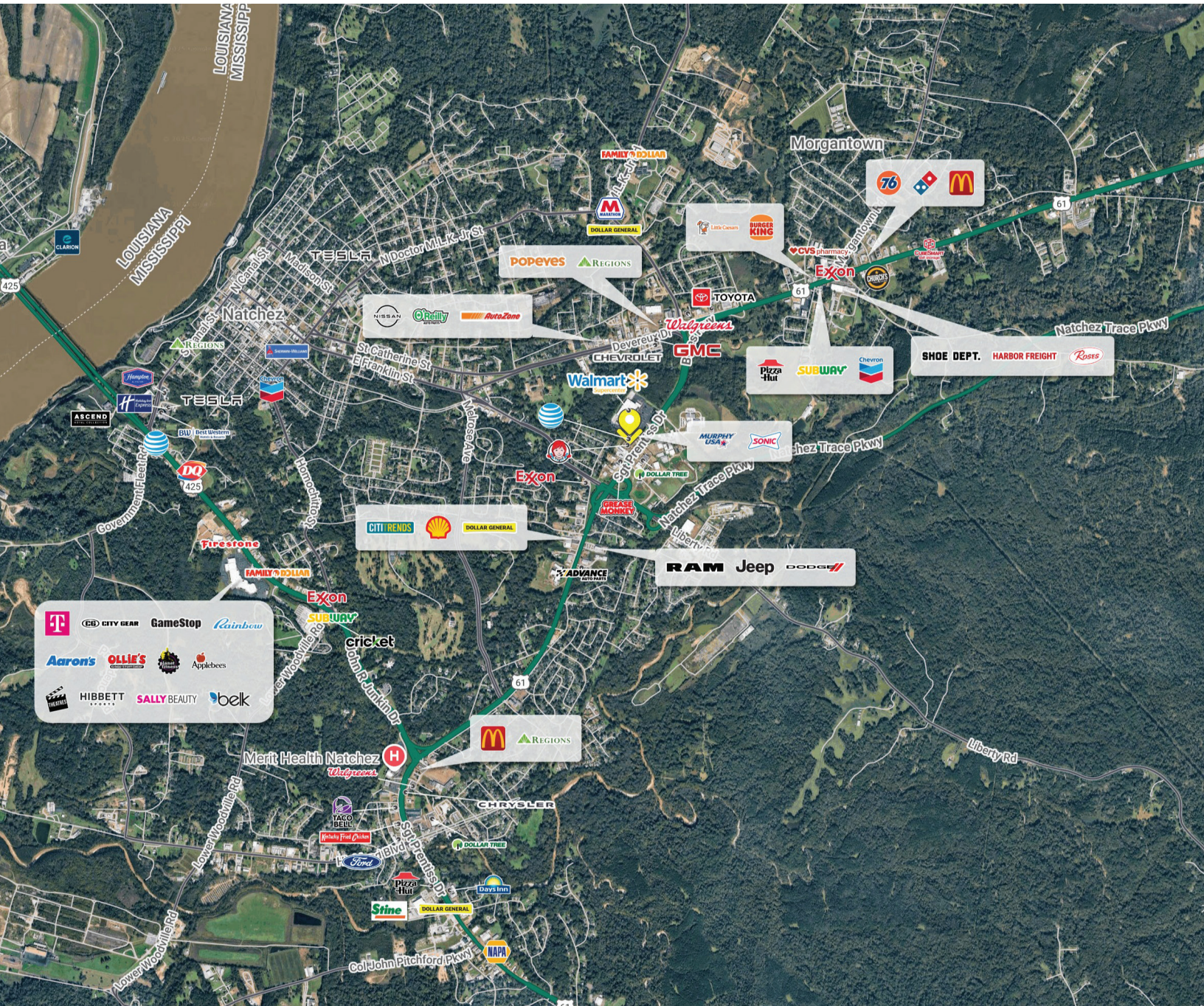
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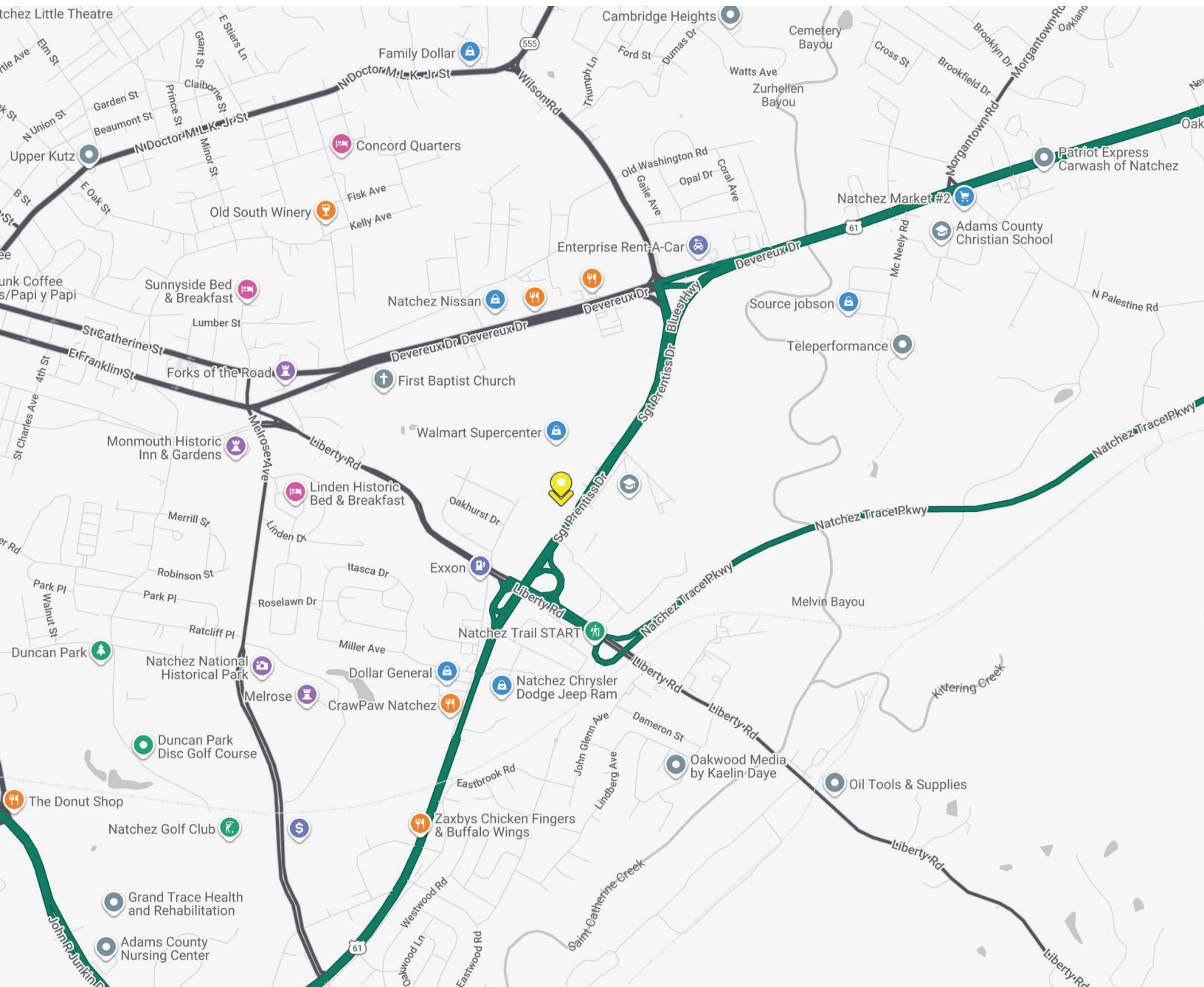
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	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	3,232	17,169	25,378
2030 Projected Population	2,981	16,028	23,715
2020 Census Population	3,347	17,448	26,187
2010 Census Population	3,639	18,748	27,838
Projected Annual Growth 2025 to 2030	-1.6%	-1.3%	-1.3%
Historical Annual Growth 2010 to 2025	-0.7%	-0.6%	-0.6%
2025 Median Age	38.0	42.1	41.7
Households			
2025 Estimated Households	1,462	7,883	11,362
2030 Projected Households	1,345	7,304	10,543
2020 Census Households	1,477	7,863	11,540
2010 Census Households	1,534	8,016	11,657
Projected Annual Growth 2025 to 2030	-1.6%	-1.5%	-1.4%
Historical Annual Growth 2010 to 2025	-0.3%	-0.1%	-0.2%
Race and Ethnicity			
2025 Estimated White	33.8%	37.1%	40.3%
2025 Estimated Black or African American	61.2%	58.0%	54.7%
2025 Estimated Asian or Pacific Islander	0.4%	0.5%	0.6%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2025 Estimated Other Races	4.4%	4.1%	4.1%
2025 Estimated Hispanic	3.9%	4.2%	4.1%
Income			
2025 Estimated Average Household Income	\$60,515	\$60,978	\$62,628
2025 Estimated Median Household Income	\$33,645	\$39,986	\$40,972
2025 Estimated Per Capita Income	\$27,384	\$28,019	\$28,056
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.2%	5.3%	5.2%
2025 Estimated Some High School (Grade Level 9 to 11)	7.6%	8.9%	8.9%
2025 Estimated High School Graduate	37.6%	32.9%	32.7%
2025 Estimated Some College	23.5%	21.1%	21.4%
2025 Estimated Associates Degree Only	5.2%	8.5%	9.1%
2025 Estimated Bachelors Degree Only	14.4%	13.1%	13.3%
2025 Estimated Graduate Degree	8.5%	10.3%	9.4%
Business			
2025 Estimated Total Businesses	166	1,166	1,511
2025 Estimated Total Employees	1,485	9,657	11,921
2025 Estimated Employee Population per Business	9.0	8.3	7.9
2025 Estimated Residential Population per Business	19.5	14.7	16.8

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