



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

RETAIL SPACE | FOR SUBLEASE

Sublease Adjacent to ALDI Grocery Store

840 Brookway Boulevard

BROOKHAVEN, MS 39601

Jonathan Fawer
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FOR SUBLEASE

SUBLEASE NEXT TO ALDI

840 Brookway Boulevard, Brookhaven, MS 39601

DESCRIPTION

This retail space is located along Brookway Boulevard, which is the prime retail corridor (24,000 vpd) for Brookhaven intersecting with I-55 and half a mile from Highway 51. Brookway Boulevard features national retailers (including Walmart Supercenter, Burkes, and Harbor Freight Tools) and hotels, quick-serve restaurants, and automotive dealerships.

The space is residual square footage adjacent to an existing ALDI. The retail center's tenants also include TJ Maxx, Bealls, and 601 Sports. It is 2,667 sf and delivered in raw condition.

OVERVIEW

SIZE	2,667 sf
DIMENSIONS	30' x 89'
LEASE RATE	\$10.00/sf, NNN
NET CHARGES	approx. \$2.08/sf
PARKING	Approx. 435 shared spaces



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840 BROOKWAY BOULEVARD

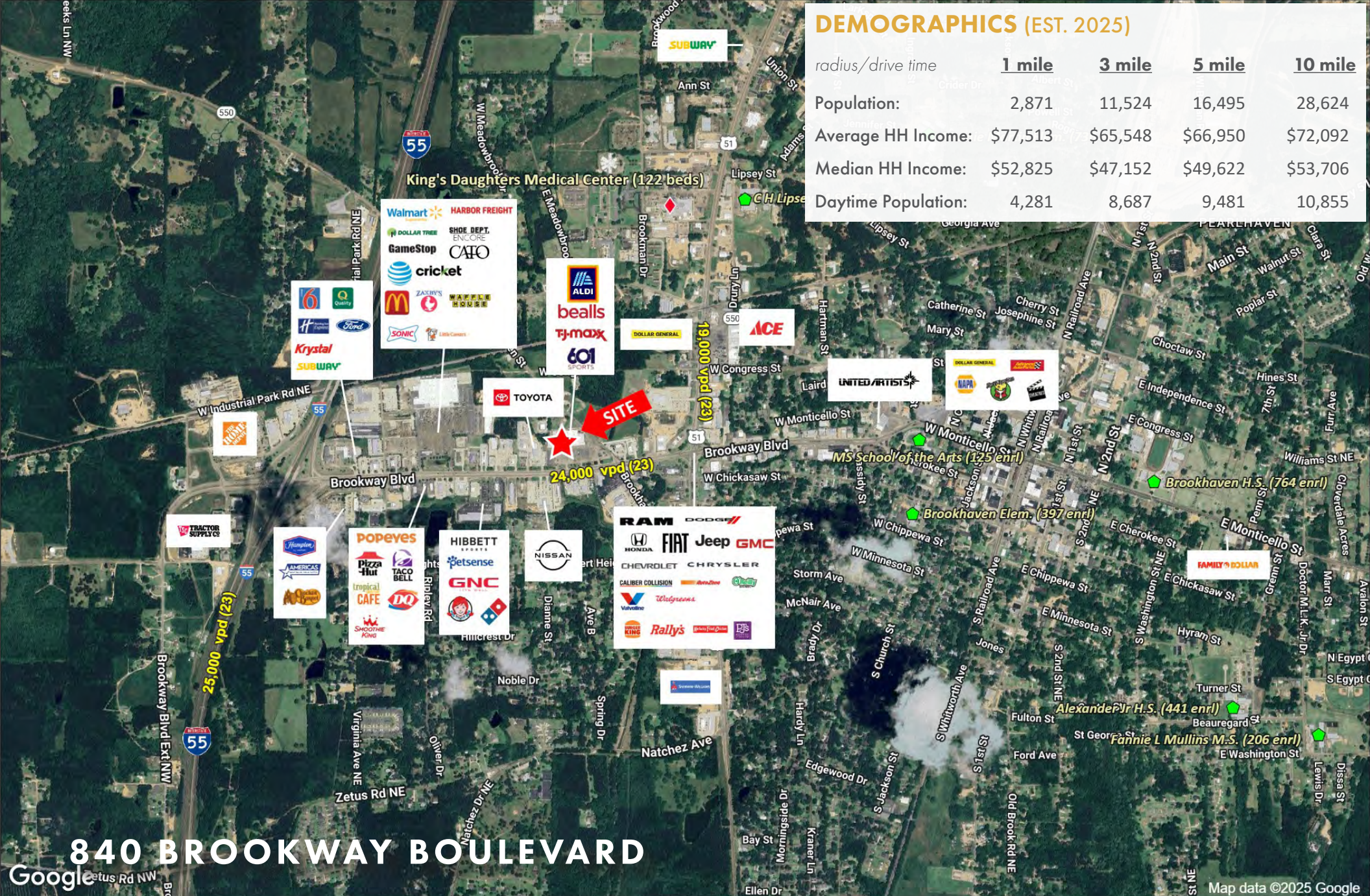


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DEMOGRAPHICS (EST. 2025)				
radius/drive time	1 mile	3 mile	5 mile	10 mile
Population:	2,871	11,524	16,495	28,624
Average HH Income:	\$77,513	\$65,548	\$66,950	\$72,092
Median HH Income:	\$52,825	\$47,152	\$49,622	\$53,706
Daytime Population:	4,281	8,687	9,481	10,855

840 BROOKWAY BOULEVARD



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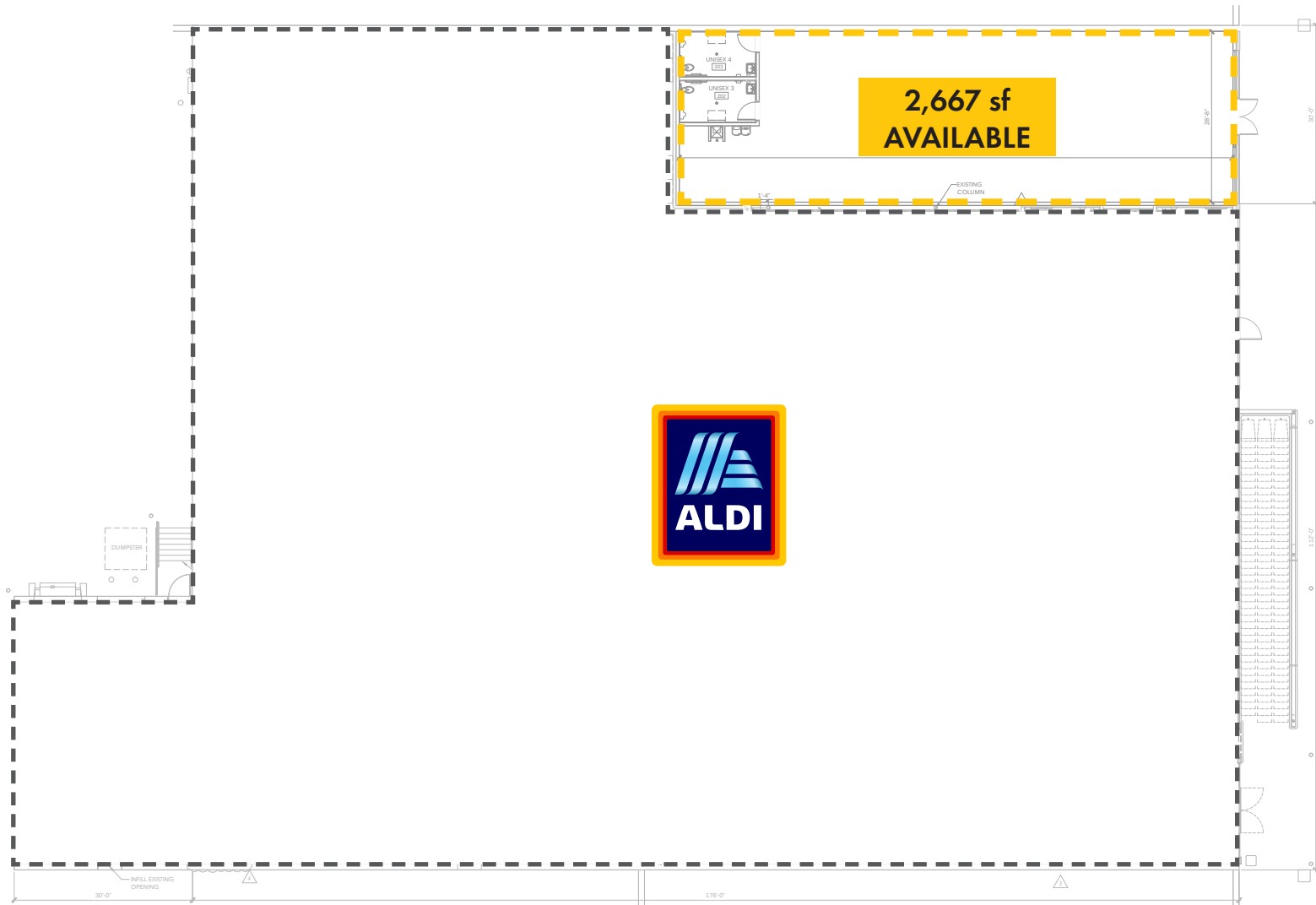
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SITE PLAN



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