

EAST COAST REALTY PARTNERS

Commercial Real Estate Investment Advisors

OFFERING MEMORANDUM

HIGHWAY 18 PLAZA

5225 Hwy 18 W | Jackson, MS 39209

\$2,100,000

Asking Price

8.5%

Cap Rate

\$177,898

Net Operating Income

Value-Add

Master Lease Upside

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Highway 18 Plaza | Jackson, MS | East Coast Realty Partners | eastcoastrealtypartners.com

CONFIDENTIALITY AGREEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 5225 Hwy 18 W, Jackson, MS 39209 ("Property"). It has been prepared by East Coast Realty Partners. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of East Coast Realty Partners. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. East Coast Realty Partners, nor their officers, employees, or agents, makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

East Coast Realty Partners expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

LEAD INVESTMENT ADVISORS

East Coast Realty Partners

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East Coast Realty Partners

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PROPERTY SUMMARY

East Coast Realty Partners, as exclusive advisor to the Owner, presents a premier investment opportunity to acquire a 100% fee simple interest in Highway 18 Plaza, a high-performing retail strip center located at 5225 Hwy 18 W, Jackson, MS 39209. Spanning 12,350 square feet on a 1.41-acre parcel, this multi-tenant property is strategically positioned directly across from a Walmart Supercenter and adjacent to a Lowe's Home Improvement — two of the highest-traffic retail anchors in the market.

Built in 1986 and meticulously maintained, Highway 18 Plaza features Subway (early renewal signed with a 5-year extension through 2030), Vape Con, and Super Clean Laundry as active tenants, with three suites currently operating under a master lease structure. The property is offered at a 8.5% cap rate on current NOI, with significant upside available through the lease-up of master lease suites at market rates.

Located in an Opportunity Zone with 32,000 VPD on Hwy 18 and one mile from Jackson State University (10,000 students), Highway 18 Plaza offers a compelling combination of stable anchor-adjacent income and near-term value-add upside for an investor seeking both yield and growth in the Jackson, MS market.

PROPERTY DETAILS

Address	5225 Hwy 18 W, Jackson, MS 39209
County	Hinds County
Parcel	830-82-012
Building Size	12,350 SF
Land Area	1.41 Acres 61,420 SF
Units / Tenants	6 Units 3 Active Tenants
Built	1986
Parking	53 Spaces
Construction	Masonry
Type	Retail Strip Center
Sprinklers	Yes
Occupancy	66% Physical Master Lease on Vacancies
WALT	2.86 Years
Frontage	189' on MS-18 Hwy (2 Curb Cuts)
VPD	32,000
Opportunity Zone	Yes
Subway Renewal	Early Renewal — 5-Year Extension Signed

FINANCIAL OVERVIEW

\$2,100,000 Asking Price	8.5% Cap Rate	\$218,904 Gross Operating Income	\$46,231 Total Expenses	\$177,898 Net Operating Income
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RENT ROLL

* Subway pays \$2.75/SF CAM. Subway renewed early with a 5-year extension through October 2030. Three suites offered under negotiable Master Lease.

Tenant	Unit	Sq Ft	Lease Start	Lease End	Rent/Mo *	Rent/Yr	Reimb.	Total
Subway	A	1,900	3/1/2020	10/31/2030	\$3,192	\$38,304	\$5,225	\$43,529
Vacant — Master Lease	B	1,900	—	—	\$2,200	\$26,400	\$0	\$26,400
Vacant — Master Lease	C	1,717	—	—	\$3,300	\$39,600	\$0	\$39,600
Vape Con	D	1,387	3/1/2022	5/15/2030	\$2,200	\$23,800	\$0	\$26,400
Super Clean Laundry	E	5,500	11/1/2021	10/31/2031	\$5,500	\$66,000	\$0	\$66,000
Vacant — Master Lease	E1	850	—	—	\$1,850	\$22,200	\$0	\$22,200
TOTAL		13,254		66% Occupied	\$18,242	\$216,304	\$5,225	\$224,129

* Lease amounts are being updated. Revised rent roll will be provided upon execution of NDA. Updated figures expected next week.

EXPENSE SUMMARY

Line Item	Amount
Gross Operating Income	\$218,904
Reimbursements (Subway CAM)	\$5,225
Adjusted Gross Income	\$224,129
Property Taxes	\$16,888
Landscaping & Groundskeeping	\$3,600
Insurance	\$6,529
Repairs and Maintenance	\$3,546
Management Fee	\$13,134
Garbage	\$2,534
Total Expenses	\$46,231
Net Operating Income (NOI)	\$177,898

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EXECUTIVE SUMMARY

Investment Highlights

- 8.5% Cap Rate — Exceptional yield on a well-located retail asset in a high-traffic, anchor-adjacent corridor
- Walmart & Lowe's Shadow Anchors — Direct frontage exposure across Hwy 18 from a Walmart Supercenter and adjacent to a Lowe's Home Improvement Supercenter, driving consistent consumer traffic
- Subway Early Renewal — Globally recognized QSR tenant renewed early with a 5-year extension through October 2030, providing credit-grade anchor income
- Value-Add Master Lease Upside — Three suites currently under negotiable master lease present immediate lease-up upside at market rents, with potential NOI increase of \$60,000–\$80,000+ annually upon stabilization
- Opportunity Zone Location — Designated Opportunity Zone provides significant tax deferral and potential elimination benefits for qualifying investors
- 32,000 VPD Highway Frontage — 189-foot frontage on MS-18 with two curb cuts ensures maximum visibility and ease of access
- Jackson State University Proximity — One mile from JSU (10,000 students) supports consistent retail and service demand in the immediate trade area
- Five-Mile Population of 103,928 — Dense, established consumer base within the primary trade area
- Zero Deferred Maintenance — Meticulously maintained asset with no known capital expenditure requirements at time of offering

ABOUT EAST COAST REALTY PARTNERS

East Coast Realty Partners is a full-service commercial real estate brokerage and investment advisory firm headquartered in Melville, New York, with offices in Delray Beach, Florida. Our principals bring 25+ years of closed transaction experience across the Northeast and Southeast United States, with a track record of 1,000+ successfully closed deals spanning retail, multifamily, mixed-use, industrial, and specialty commercial assets.

We specialize in the acquisition and disposition of retail investment properties, net lease assets, and value-add commercial real estate across our seven-state coverage area. Our team provides comprehensive brokerage services including market analysis, property valuation, transaction management, SBA financing coordination, due diligence oversight, and post-closing transition support.

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