



NAI UCR Properties (UCR Properties, LLC) is a leading commercial real estate firm based in the Jackson metro area with complete real estate services in the office, retail, industrial, land and investment sectors. NAI Global is the single largest, most powerful global network of owner-operated commercial real estate brokerage firms. NAI Global Member firms, leaders in their local markets, are actively managed to work in unison and provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 300 offices strategically located throughout North America, Latin America, Europe and Asia Pacific, with over 5,100 local market professionals, managing over 1.1 billion square feet of property. All information furnished regarding property for sale or lease are from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

660 Katherine Drive, Suite 402
Flowood, MS 39232
601 981 6800 tel
ucrproperties.com



Eastridge Marketplace

300 N Frontage Rd
Meridian, Mississippi 39301

Property Overview

Available for lease, the Eastridge Marketplace is Meridian's newest retail strip, prominently located in the heart of the City's shopping, dining and entertainment corridor. Constructed and finished in 2023, this center provides new shell suites that can be built out to tenant specifications. Anchored by Starbucks and C-Spire, this center boasts a heavily trafficked customer base and provides superior visibility to the 50,000+ VPD from Interstate 20.

Offering Summary

Lease Rate:	\$32.00 SF/yr (NNN)
Building Size:	13,631 SF
Available SF:	1,446 - 3,128 SF
Lot Size:	2.55 Acres
Parking:	6 per 1,000 SF

For More Information



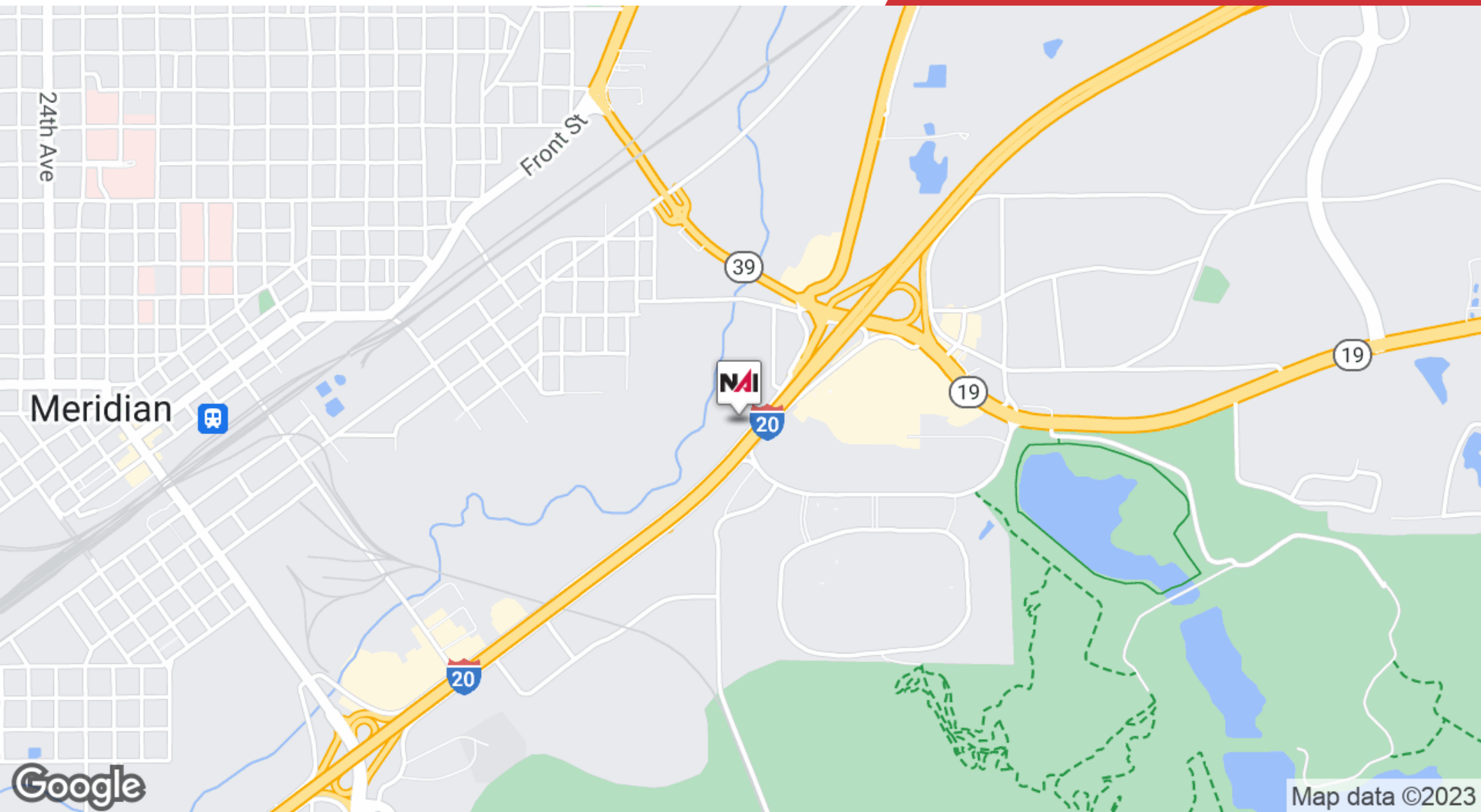
Allen Carr, CCIM

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For Lease

1,446 - 3,128 SF | \$32.00 SF/yr
In-line Retail Space



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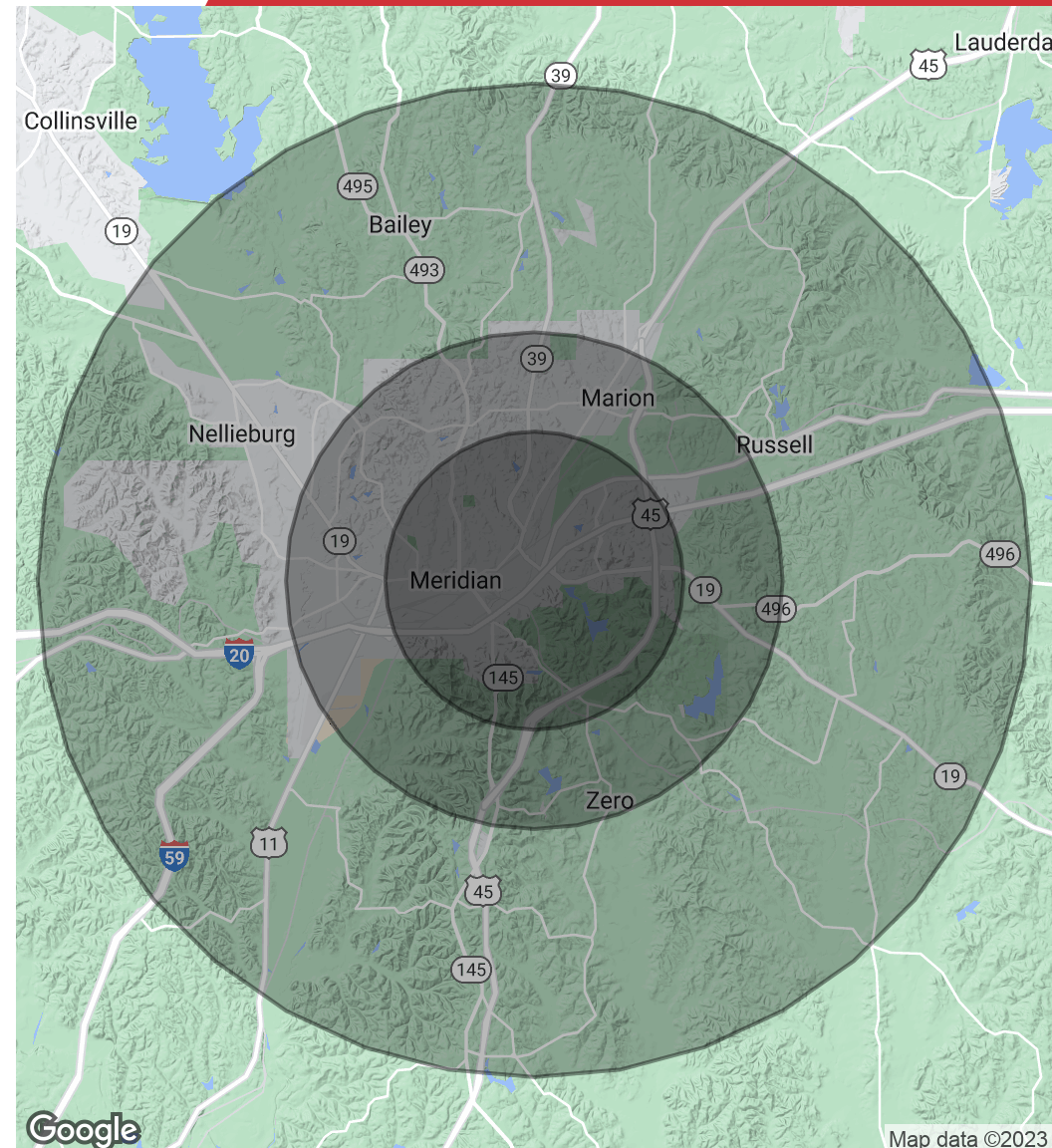
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Population	3 Miles	5 Miles	10 Miles
Total Population	19,204	38,648	57,842
Average Age	39.3	37.6	37.3
Average Age (Male)	36.0	34.6	35.4
Average Age (Female)	43.5	41.0	40.5
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	10,836	19,999	27,634
# of Persons per HH	1.8	1.9	2.1
Average HH Income	\$37,764	\$41,537	\$48,128
Average House Value	\$84,605	\$93,587	\$113,690

* Demographic data derived from 2020 ACS - US Census





Allen Carr, CCIM

Broker Associate & Commercial Advisor

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Professional Background

Originally from Memphis, Allen relocated to Jackson from the nation's capital in 2011. A graduate of the University of Mississippi, Allen earned a bachelor's degree in Real Estate and Finance. Upon Allen's graduation, he took his knowledge of real estate and finance to Washington D.C. where he worked for the nation's leading provider of commercial real estate research and information, CoStar Group.

After moving back South and 11 years working as a commercial agent for a local real estate company, Allen joined NAI UCR Properties where he brings a wealth of experience and expertise. With a proven track record of success throughout his career, Allen has established relationships and clients on a local, regional, and national level. He specializes in landlord/tenant representation for retail and industrial assets, investment sales, and distressed asset stabilization.

In 2018, Allen earned the prestigious Certified Commercial Investment Member (CCIM) designation. Widely regarded as the global standard of professional achievement in commercial real estate. A CCIM is proven proficient in theory and in practice, and has expertise in financial, market, and investment analysis in addition to negotiation.

Education

University of Mississippi, BA - 2010

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