

# Market Street Outparcels

📍 108, 114, 122 Market Street | Flowood, MS 39232



PRICE:  
**\$8,080,808**



CAP RATE:  
**6.50%**



Five Tenants, Three Outparcels at Main Entrance to Market Street Power Center (262K SF | Anchored by Dick's Sporting Goods, Michaels, DSW, ULTA and Barnes & Noble) in Primary Retail Corridor

[VIEW OFFERING MEMORANDUM](#)



**108 Market Street** is a two-tenant parcel anchored by Chipotle with 12+ years remaining on a 15-year NNN lease and four, 5-year options.

**114 Market Street** is a two-tenant parcel anchored by Smoothie King, a long-term tenant since 2017 with three, 5-year options, and is the top ranking location by visits of the six Smoothie Kings in the region (15-mile radius) per Placer.ai.

**122 Market Street** is a stand-alone Five Guys, another long-term tenant since 2016 who just exercised a 5-year option beginning May 1, 2026.

**All tenants have 10% rent increases** at their five-year option periods.

- 100% Occupancy
- Ease of Accessibility With Only Drive-Thrus in Center & Hwy 25 Frontage at Main Entrance
- Great Location in Primary Retail Corridor
- Top Rankings for Visits - Placer.ai
- Prime Flowood Demographics
- Several Upcoming Residential & Mixed-Use Developments (1,700+ New Residences)



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