

OFFERING SUMMARY

CLINTON PLAZA

200 Clinton Blvd | Clinton, MS 39056



RETAIL INVESTMENT
OPPORTUNITY

KERIOTH

CUSHMAN &
WAKEFIELD

COMMERCIAL
ADVISORS

CLINTON PLAZA

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THE OFFERING - STABILIZED INVESTMENT OPPORTUNITY

OFFERING SUMMARY

PURCHASE PRICE	\$7,980,000
CAP RATE	8.00%
NOI	\$638,762
ACRES	8.82
TOTAL SIZE (SF)	96,857
NUMBER OF TENANTS	11
OCCUPANCY	95%
HISTORICAL WALT	14.45 Years

WALT 5.67 Years*

Clinton Plaza at 200 Clinton Blvd is a well-maintained 96,857 SF shopping center that has been thoughtfully owned and managed by a long-term, hands-on owner, resulting in stable and consistent performance. The property provides durable in-place cash flow with a clear value-add opportunity through existing vacancy, and out-parcel potential, giving a buyer the ability to drive additional upside. Positioned along a high-traffic corridor with strong visibility and convenient access, the center benefits from steady tenant demand and solid leasing fundamentals.

**As of *March 1, 2027*



** Club4Fitness has recently signed a lease to backfill BigLots. www.club4fitness.com*

BUILDING SPECS

CLINTON PLAZA

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Clinton is one of the Jackson MSA’s most stable and desirable suburban markets, supported by its strong school system and the presence of Mississippi College. The area benefits from excellent accessibility along Interstate 20, providing direct connectivity to Jackson and the broader region. Consistent residential growth, solid household incomes, and a well-educated population drive demand for service-oriented retail and office users. A balanced mix of local businesses, national retailers, and dining options, combined with limited volatility and steady occupancy levels, supports long-term performance and stability.

Parcel ID	2861-0236-000
Building Size (SF)	96,857
Acres	8.82
Zoning	CS
Year Built	1974; Multiple Renovations to Date
# of Stories	1
Parking Spaces	366
Parking Ratio	3.78/1,000
County	Hinds

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PROPERTY HIGHLIGHTS



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KEY PROPERTY HIGHLIGHTS - PRIME MARKET POSITION

CLINTON PLAZA

- Diverse Retail Tenancy
- Established Tenants with Long Term Commitments
- Strong Leasing Velocity
- High Foot Traffic Location
- Excellent Visability & Access
- Close proximity to Mississippi College



THE PROPERTY - ANCHOR TENANT SECURED



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THE PROPERTY - 14.29 YEAR HISTORICAL WALT



PARCEL OUTLINE - EXCELLENT VISIBILITY & ACCESSIBILITY



DIRECT NEIGHBORS - HIGH TRAFFIC CORRIDOR



CURRENT TENANTS - 5.72 YEAR WALT

Suite	Tenant	Area (SF)
1	Club 4 Fitness	43,524
2	Beauty Zone	16,471
3	Family Dollar	9,375
4	Hair Plus	6,000
5	The Village Rentals	4,000
8	Great Wall	2,504
9	Hair Expo	2,500
10	Souhail	2,500
12	Jackie's	1,683
13	J Roz Cutz	1,683
14	Expo Nails	1,650
7	Vacant	2,967
11	Vacant	2,000
TOTAL SF		96,857



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PROPERTY POSITIONING

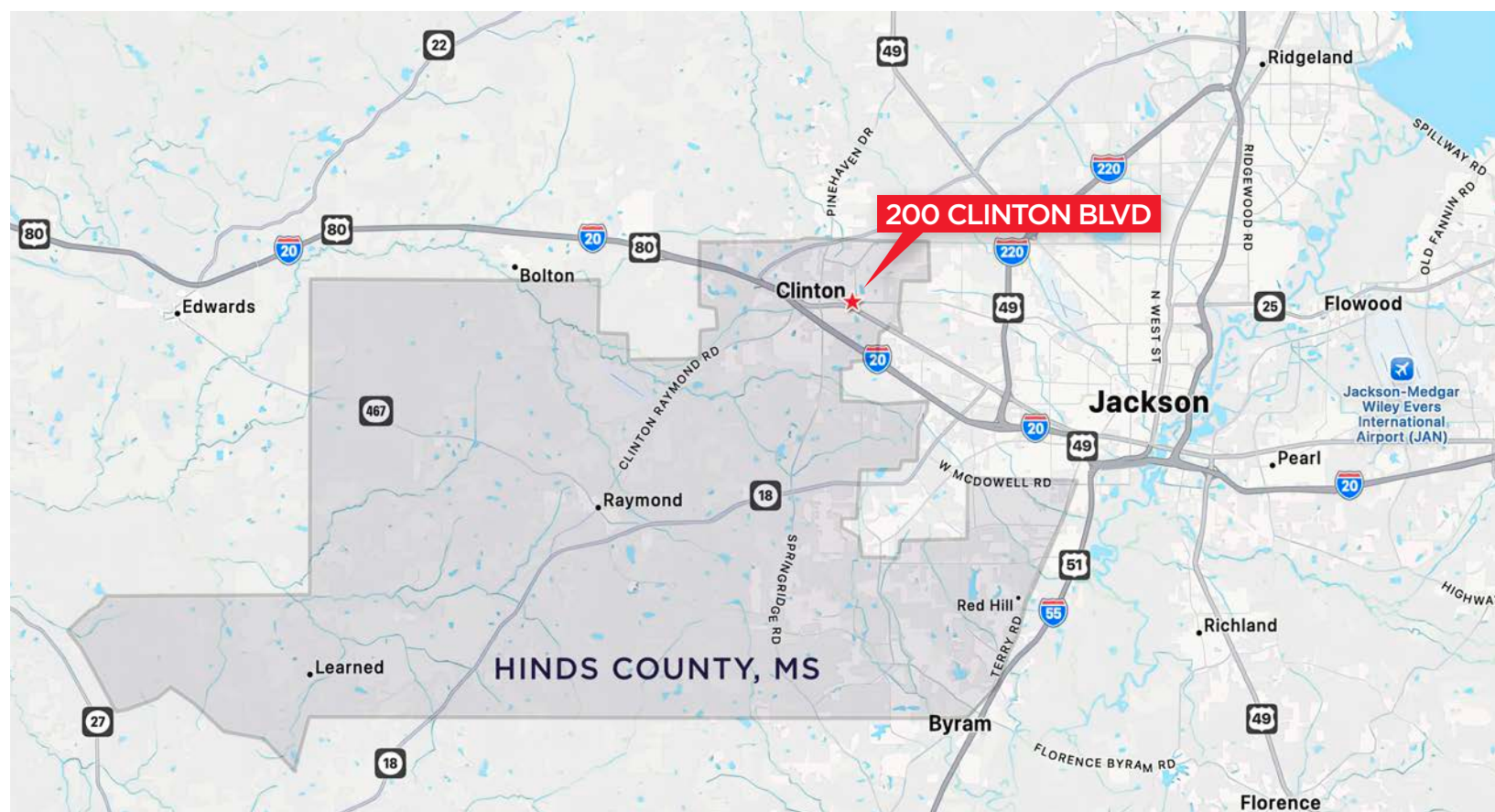


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SUBMARKET - HINDS COUNTY, MS



Outlying Hinds County, MS

Outlying Hinds County retail as of Q2 2026 has a vacancy rate of 3.2%, down 0.4 percentage points from the previous year, with a five-year average of 2.0% and a ten-year average of 1.9%; the vacancy is forecast to end 2026 at 3.3%. Over the past year, 3,300 SF of space was delivered and 13,000 SF was absorbed, resulting in a slight net improvement in occupancy. About 79,000 SF of space is listed as available, yielding an availability rate of 3.6%. There is no under-construction retail space currently, contrasting with the submarket's ten-year average of 8,600 SF under construction. The submarket contains roughly 2.2 million SF of inventory. Market rents are \$16.60/SF, up 2.0% year over year, compared with a 1.8% increase for the broader Jackson market. The submarket's rent growth averages 4.3% over five years and 3.3% over ten years, with an expected 2026 rent growth of 1.6%, aligning with the Jackson forecast.

RETAIL SUBMARKET HIGHLIGHTS - HINDS COUNTY, MS

- **\$4.49 Billion in annual retail sales (2022)**, positioning Hinds County as one of Mississippi's dominant retail hubs
- Anchored by **Jackson, Mississippi**, the state capital and largest metro in the region, drawing consistent regional consumer traffic
- Retail Trade is a top **3 employment sector** with over **10,800 employees**, supporting strong retail demand fundamentals
- **\$590M+ in food & beverage sales**, reinforcing a healthy dining and service retail environment
- **Strong daytime population drivers** from government, healthcare, and education sectors—key demand generators for retail and food service
- Central location with access to **I-20, I-55, and I-220**, providing **regional draw and strong commuter traffic patterns**
- **22-minute average commute time** supports accessible workforce and consistent daily retail traffic
- Serves as a **regional retail destination** for surrounding counties, benefiting from retail inflow (**surplus spending**) dynamics
- Diverse economic base with ~95K employees across sectors, providing **stable consumer base and spending activity**
- **Affordability advantage** vs. national averages supports discretionary spending potential and retailer sustainability

*Sources: U.S. Census Bureau;
MSU Extension; MS Dept. of
Revenue; Data USA*

DRIVE TIME MAP



DRIVE TIME KEY: 5 MINUTES 10 MINUTES 15 MINUTES

KEY AMENITIES



DEMOGRAPHICS

YEAR 2025	5 MINUTES	10 MINUTES	15 MINUTES
Population	7,022	30,625	51,179
Median Age	31.2	36.5	37.5
Avg Household Income	\$89,637	\$101,916	\$88,936
Per Capita Income	\$36,924	\$43,037	\$38,826
Total Businesses	384	945	1,734
Total Employees	3,244	14,808	20,636
Employment (White Collar)	2,273	10,112	14,908
Employment (Blue Collar)	502	2,635	5,079
Employment (Services)	468	2,061	4,012
Unemployemnt Rate	3.40%	4.60%	5.80%

source: Esri, April 2026

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MARKET OVERVIEW



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Welcome to Clinton, MS

WHERE COMMUNITY MEETS OPPORTUNITY

Clinton, Mississippi is a dynamic city located just west of Jackson, offering a strong blend of historic charm, modern infrastructure, and economic opportunity. Positioned along I-20 and US-80, Clinton provides excellent regional connectivity with direct access to major Southeastern markets and a large metropolitan workforce. Its proximity to the Jackson MSA supports a deep and diverse labor pool, making it an attractive location for business operations.

The city is recognized for its top-ranked public school system and stable, business-friendly environment. Clinton continues to see growth across key sectors including advanced manufacturing, healthcare, education, retail, and technology. Major employers such as Continental Tire and Eaton Aerospace reinforce the area's industrial presence, while the city's quality of life and strategic location continue to attract investment and support long-term growth.

HIGHLIGHTS

- Immediate access to I-20 and US-80
- Located minutes from Jackson, MS (state capital)
- Highly ranked public school system (top in Mississippi)
- Strong regional workforce and labor pool
- Pro-business environment with progressive local leadership
- Key industries: advanced manufacturing, healthcare, education, retail, and technology
- Home to major employers including Continental Tire and Eaton Aerospace
- Within 500 miles of ~40% of the U.S. population
- High quality of life with parks, trails, and historic Olde Towne district
- Growing interest from technology and innovation-based companies
- Mississippi College is located in the heart of Clinton and serves over 5,000 students from across the world



Source: clintonms.org

JACKSON, MS OVERVIEW

JACKSON: THE HEART OF MISSISSIPPI

Jackson, Mississippi, situated in the heart of the state, presents a unique blend of southern charm, cultural heritage, and economic potential. With a population of around 150,000 residents, Jackson serves as Mississippi's capital city and offers a rich tapestry of experiences for its residents and visitors. Steeped in history, Jackson holds a special place in the American civil rights movement. The Mississippi Civil Rights Museum and the adjacent Museum of Mississippi History stand as powerful reminders of the struggle for equality and justice. These institutions, coupled with historic sites like the Old Capitol Museum, provide insights into the city's past and its role in shaping the nation.

Cultural vibrancy thrives in Jackson through its arts and music scene. The city is home to the Mississippi Museum of Art, showcasing a 149,765+ MSA POPULATION \$30 BILLION GROSS DOMESTIC PRODUCT \$2 BILLION INFRASTRUCTURE BILL Signed in April 2023 \$8 MILLION CLINTON, MS DEVELOPMENT Growing Retail Corridor between Hwy 80 and I-20 diverse collection of visual art spanning centuries. The city's musical heritage is celebrated with events like the Jackson Rhythm and Blues Festival, honoring the deep roots of blues, gospel, and R&B in the region. Economically, Jackson is positioned as Mississippi's economic hub, with sectors such as healthcare, education, and manufacturing playing pivotal roles. Cal-Maine. Ergon, Inc., Newk's Eatery, and Trustmark Bank are headquartered in Jackson, MS. The city is home to reputable medical institutions like the University of Mississippi Medical Center, contributing to advancements in healthcare and providing employment opportunities. Education is equally important, with Jackson State University and other educational institutions serving as sources of learning and community engagement.



MAJOR ECONOMIC GROWTH

- **State Capital & Government Hub:** Jackson serves as Mississippi's capital, making government the largest employment base and a consistent economic anchor.
- **Healthcare Powerhouse:** Anchored by the University of Mississippi Medical Center, healthcare is the largest employment sector, driving jobs, research, and regional draw.
- **Diverse Industry Base:** Key sectors include advanced manufacturing, healthcare, IT, food processing, and distribution/logistics, creating a well-rounded economy.
- **Manufacturing & Automotive Growth:** The nearby Nissan Canton Vehicle Assembly Plant supports thousands of jobs and a growing supplier network.
- **Strategic Logistics Location:** Positioned along I-20, I-55, and regional rail networks, Jackson benefits from strong distribution and warehousing activity.
- **Education & Workforce Pipeline:** Institutions like Jackson State University and local school systems help sustain a steady, trained workforce.
- **Energy & Utilities Presence:** Companies like Entergy Mississippi provide infrastructure investment and employment in the energy sector.
- **Regional Economic Scale:** The Jackson metro produces ~\$28-30B in GDP, making it the largest economic center fully within Mississippi.
- **Low Cost of Living Advantage:** Costs are below the national average, supporting business growth and workforce attraction.

Source: jacksonms.gov

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KEY PEOPLE

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