

OFFERING MEMORANDUM



PRIME LOCATION FOR NATIONAL TENANT)
FREESTANDING RETAIL (TOTAL 17,166 SF)

626 22nd Ave Meridian, MS 39301

FOR LEASE BY OWNER

Phone: (973) 809 0010 Email: s3690@aol.com



SUMMARY

Price / SF: \$10 PSF
Building Size: 17,166 SF
Land Acreage:
Frontage: 200
Year Built: 1980S
Previously Pharmacy
Zone: R3 zone
Ceiling Height
Stories: 1
Elevators: 0
Features: Drive Up Window



POTENTIAL USES

- Retail
- Medical
- Redevelopment for offices services
county Government
- Gym
- Medical Supply
- Drug Store
- Former Pharmacy

(PRIME LOCATION FOR NATIONAL TENANT)
FREESTANDING RETAIL (TOTAL 17,166 SF)

OWNER

Phone (973) 809 0010
Email s3690@aol.com



PROPERTY HIGHLIGHTS

- Store located in the entrance to the gateway of exciting Meridian town
- Town of Meridian spending millions of \$\$ to make this town the focal point of the area
- 39 acres is being redeveloped by the county directly behind this property (construction almost complete)
- Sports complex, Government building, Mall
- Mississippi Children's Museum, directly across the street
- 22nd Ave to have new street paving and lighting, receiving a major makeover
- Three Foot Hotel converting to 10 floor Courtyard Marriott Hotel; changing the Meridian skyline: 130 rooms, stores on lower level including

OWNER

Phone (973) 809 0010

Email s3690@aol.com



DEMOGRAPHICS

Population			
	2 mile	5 mile	10 mile
2010 Population	13,594	43,757	64,015
2022 Population	12,784	38,611	57,479
2027 Population Projection	12,463	37,089	55,445
Annual Growth 2010-2022	-0.5%	-1.0%	-0.9%
Annual Growth 2022-2027	-0.5%	-0.8%	-0.7%
Median Age	37.3	37.7	39.3
Bachelor's Degree or Higher	9%	16%	17%
U.S. Armed Forces	11	281	729

Households			
	2 mile	5 mile	10 mile
2010 Households	5,241	17,410	25,137
2022 Households	4,940	15,306	22,471
2027 Household Projection	4,812	14,672	21,628
Annual Growth 2010-2022	-0.2%	-0.1%	0.1%
Annual Growth 2022-2027	-0.5%	-0.8%	-0.8%
Owner Occupied Households	2,156	7,756	13,232
Renter Occupied Households	2,657	6,916	8,396
Avg Household Size	2.4	2.4	2.4
Avg Household Vehicles	1	2	2

OWNER

Phone (973) 809 0010

Email s3690@aol.com



DEMOGRAPHICS



Population

In 2019, the population in your selected geography is 41,323. The population has changed by -3.98% since 2000. It is estimated that the population in your area will be 41,236.00 five years from now, which represents a change of -0.21% from the current year. The current population is 46.62% male and 53.38% female. The median age of the population in your area is 35.92, compare this to the US average which is 38.08. The population density in your area is 526.26 people per square mile.



Households

There are currently 16,640 households in your selected geography. The number of households has changed by -3.43% since 2000. It is estimated that the number of households in your area will be 16,695 five years from now, which represents a change of 0.33% from the current year. The average household size in your area is 2.39 persons.



Income

In 2019, the median household income for your selected geography is \$34,082, compare this to the US average which is currently \$60,811. The median household income for your area has changed by 34.44% since 2000. It is estimated that the median household income in your area will be \$39,957 five years from now, which represents a change of 17.24% from the current year.

The current year per capita income in your area is \$22,645, compare this to the US average, which is \$33,623. The current year average household income in your area is \$55,342, compare this to the US

OWNER

Phone (973) 809 0010

Email s3690@aol.com



DEMOGRAPHICS



Race and Ethnicity

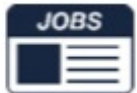
The current year racial makeup of your selected area is as follows: 35.50% White, 61.17% Black, 0.05% Native American and 0.88% Asian/Pacific Islander. Compare these to US averages which are: 70.07% White, 12.87% Black, 0.19% Native American and 5.66% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 2.33% of the current year population in your selected area. Compare this to the US average of 18.17%.



Housing

The median housing value in your area was \$82,427 in 2019, compare this to the US average of \$212,058. In 2000, there were 10,061 owner occupied housing units in your area and there were 7,170 renter occupied housing units in your area. The median rent at the time was \$321.



Employment

In 2019, there are 28,441 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 56.61% of employees are employed in white-collar occupations in this geography, and 44.07% are employed in blue-collar occupations. In 2019, unemployment in this area is 6.30%. In 2000, the average time traveled to work was 19.00 minutes.

OWNER

Phone (973) 809 0010

Email s3690@aol.com



DEMOGRAPHICS

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
Rush Service Company Inc	1,980
Anderson Regional Medical Ctr	1,315
Rush Foundation Hospital	1,200
East Mississippi State Hosp	1,153
Meridian Community College	920
Walmart	645
Raley Hospital	480
Louderdale Cnty VIntr Fire Svc	403
Alliance Health Center	385
Mississippi Air National Guard	327
Structural Steel Holding Inc	315
S S S	300

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2019 Estimate Pop	2,621	26,019	41,323
2010 Census Pop	2,689	26,974	42,542
2019 Estimate HH	1,004	10,228	16,640
2010 Census HH	1,030	10,574	17,052
Median HH Income	\$19,701	\$25,999	\$34,082
Per Capita Income	\$16,396	\$17,498	\$22,645
Average HH Income	\$40,723	\$43,498	\$55,342

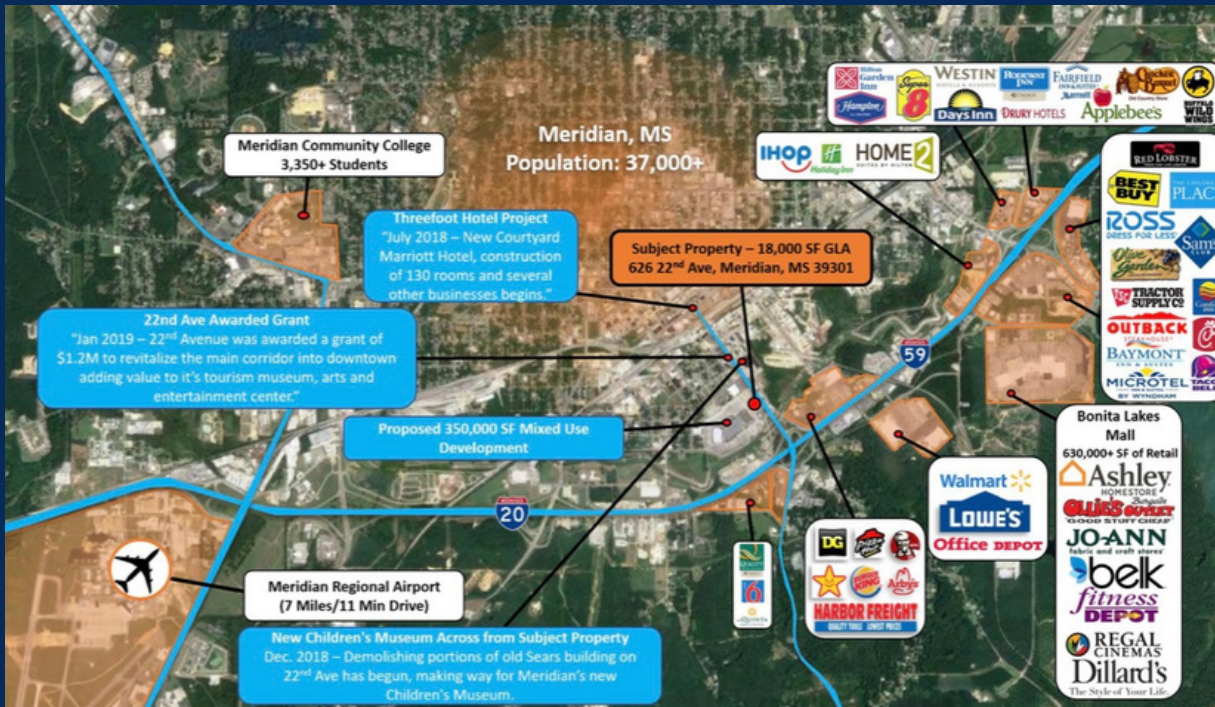
OWNER

Phone (973) 809 0010

Email s3690@aol.com



MAPS



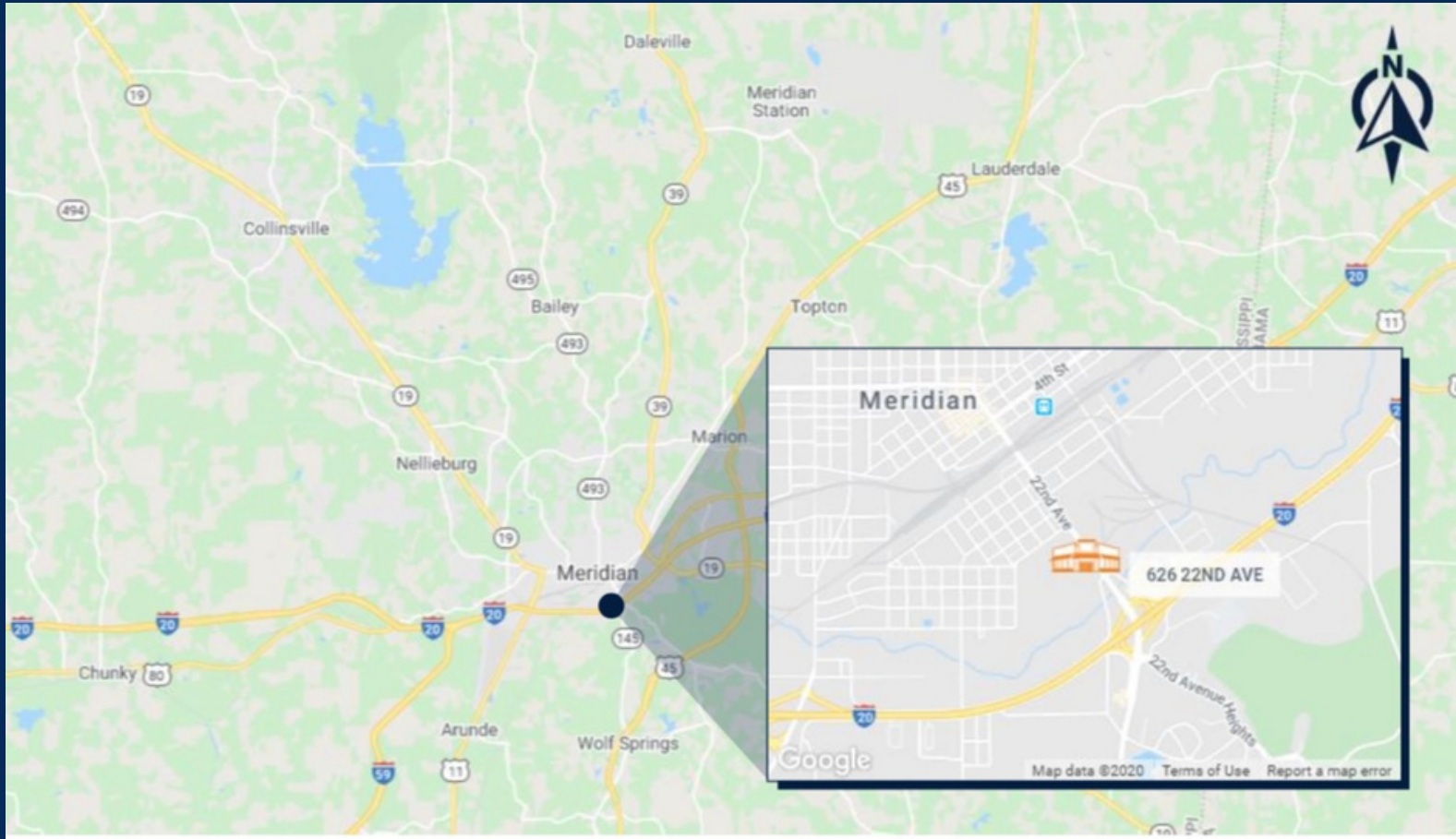
OWNER

Phone (973) 809 0010

Email s3690@aol.com



MAPS



OWNER

Phone (973) 809 0010

Email s3690@aol.com