

SUMMARY

AERIAL

SITE PLAN

RETAIL MAP

PHOTOS

DEMOGRAPHICS



FOR LEASE

TOTAL GLA

101,662 SF

AVAILABLE

- Suite D: 1,370 SF (Prior Central Financial Services)
- Suite 1020-B: 11,656 SF (Portion of Prior Fred's)
- Suite 1030: 49,600 SF (Prior Dirt Cheap)

AREA RETAIL

Walmart Supercenter, The Home Depot, Harbor Freight Tools, Grand Furniture & Bedding, Dollar General, AutoZone, O'Reilly Auto Parts, and many more!

DESCRIPTION

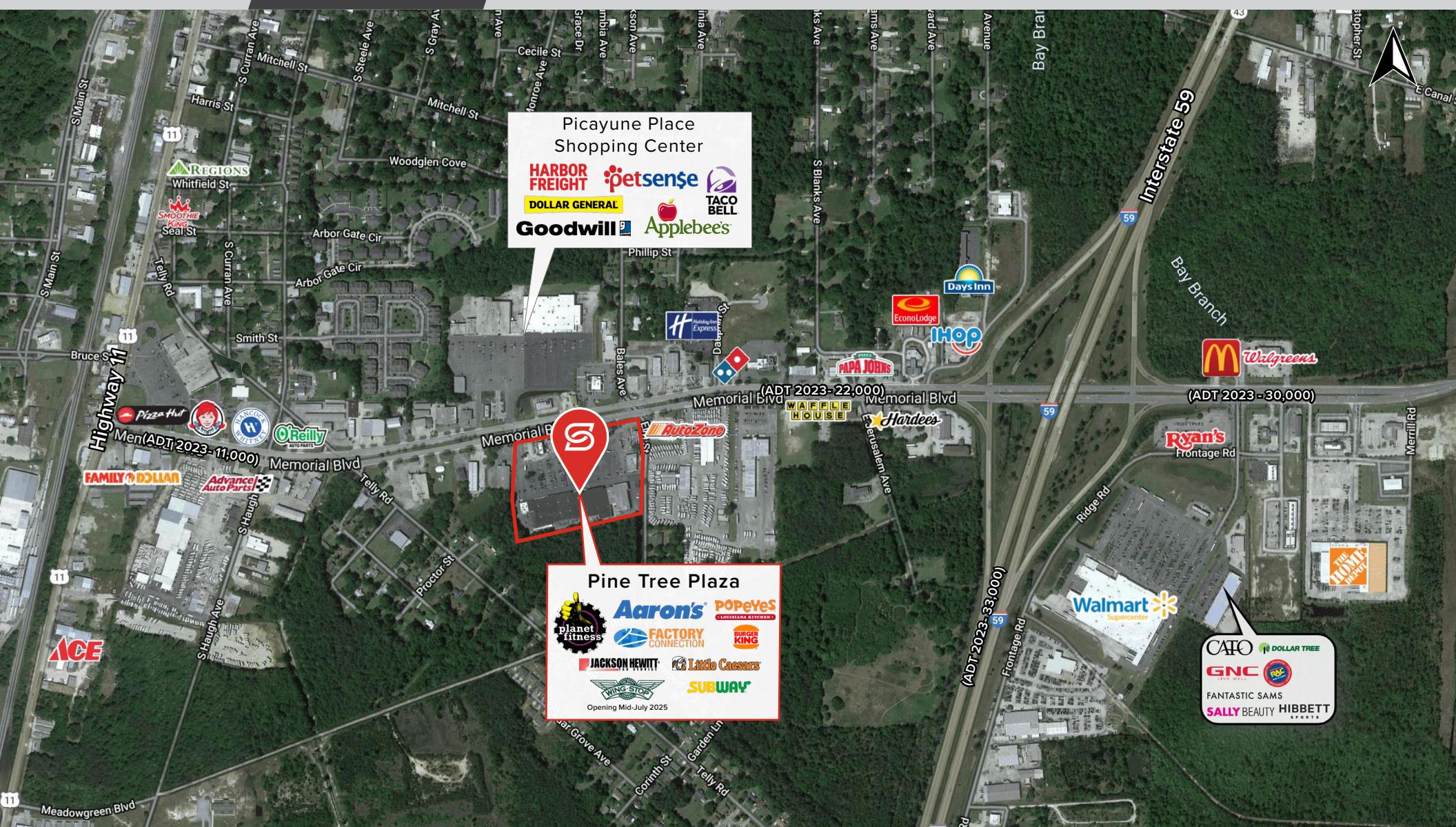
Located on Memorial Boulevard which serves as the retail corridor of Pearl River County, this property is well positioned to serve the market area. This area serves all of Pearl River County, as well as portions of Hancock County, St. Tammany Parish and Washington Parish. This site offers co-tenancy of soft goods and service tenants, and has maintained a stable Tenant base through the years.

TENANTS INCLUDE

Planet Fitness, Aaron's, Factory Connection, Subway, Studio Nails, Tower Loans, Little Caesars, Jackson Hewitt, Wingstop *Opening Mid-July 2025*, Tokyo Grill & Sushi, Burger King, and Popeyes

TRAFFIC COUNT (ADT 2023)

On Memorial Boulevard (Highway 43), west of Interstate 59: 22,000



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AERIAL

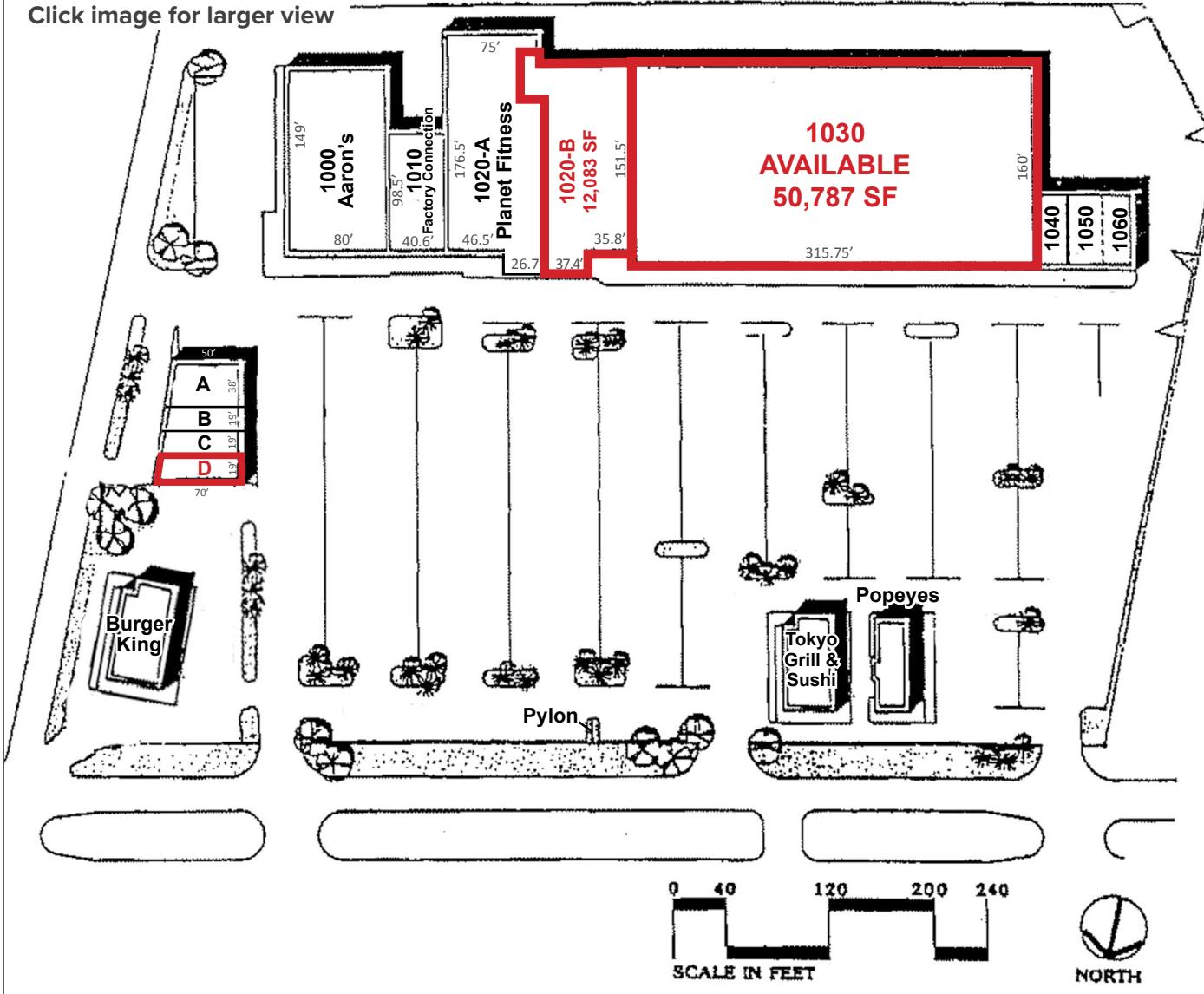
SITE PLAN

RETAIL MAP

PHOTOS

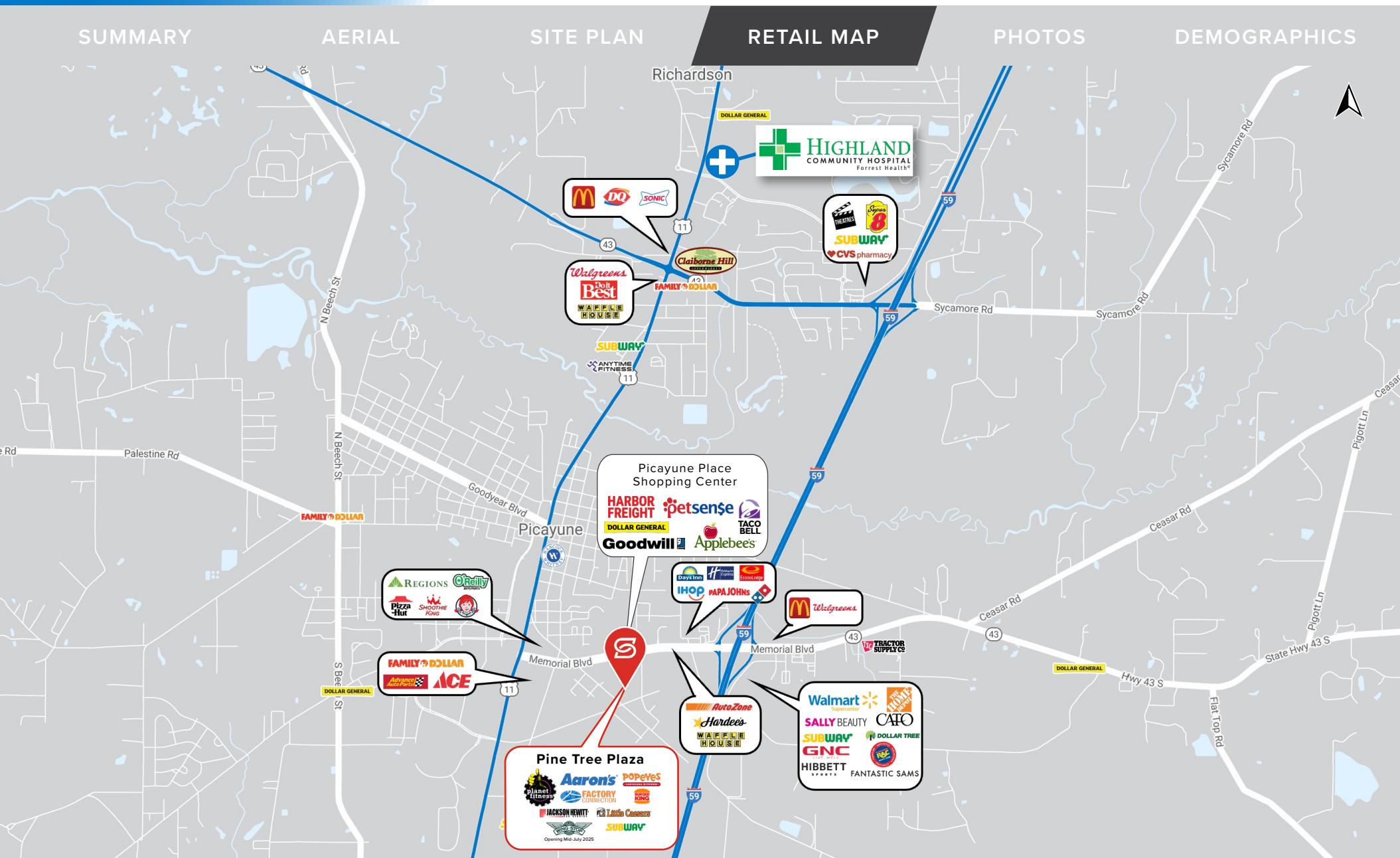
DEMOGRAPHICS

Click image for larger view



TENANTS

1000. Aaron's	(80' x 149')	11,920 SF
1010. Factory Connection		4,000 SF
1010-A. Planet Fitness		12,786 SF
1020-B. AVAILABLE	(73.3' x 151.5')	12,083 SF
Portion of Prior Fred's		
1030. AVAILABLE	(315.75' x 160')	50,787 SF
Prior Dirt Cheap		
1040. Tower Loans	(25' x 60')	1,500 SF
1050. Studio Nails	(25' x 60')	1,500 SF
1060. Little Caesars	(25' x 60')	1,500 SF
A. Subway	(38' x 50')	1,962 SF
B. Wingstop		1,238 SF
Opening Mid-July 2025		
C. Jackson Hewitt		1,206 SF
D. AVAILABLE	(~ 19.4 x 70')	1,370 SF
Prior Central Financial Services		



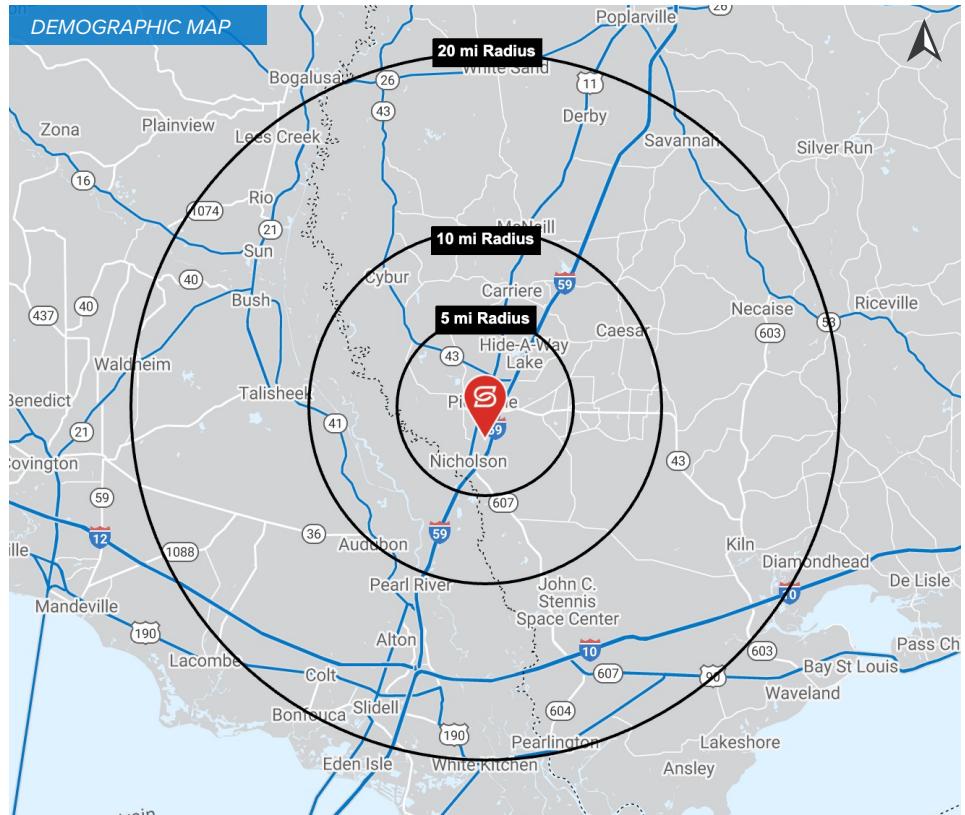


SUMMARY

AE^{RIAL}

RETAIL MAP

DEMOGRAPHICS



2024 DEMOGRAPHICS

5 MILE 10 MILE 20 MILE

5 MILE 10 MILE 20 MILE

5 MILE **10 MILE** **20 MILE**