

## 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



SUMMARY

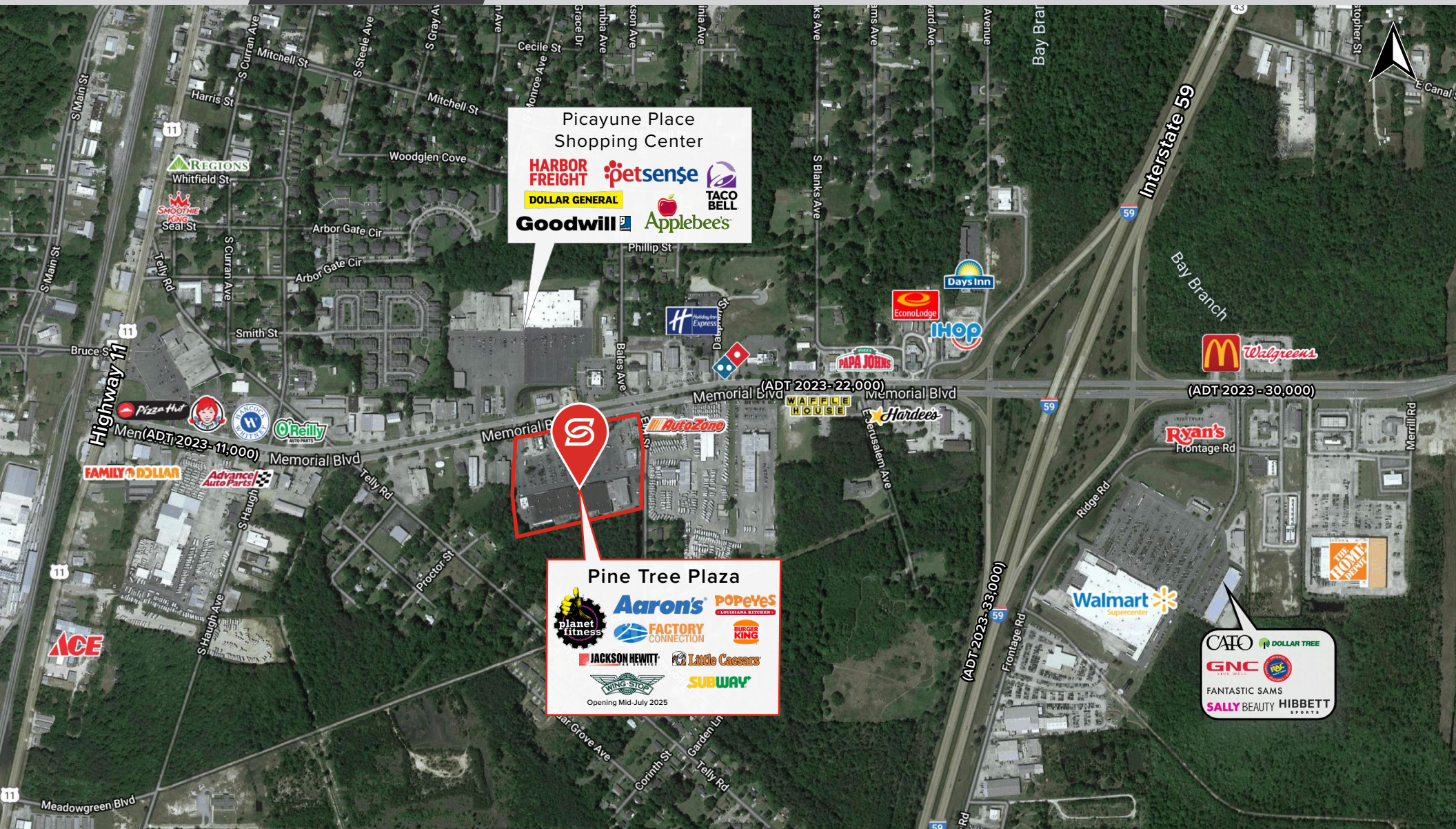
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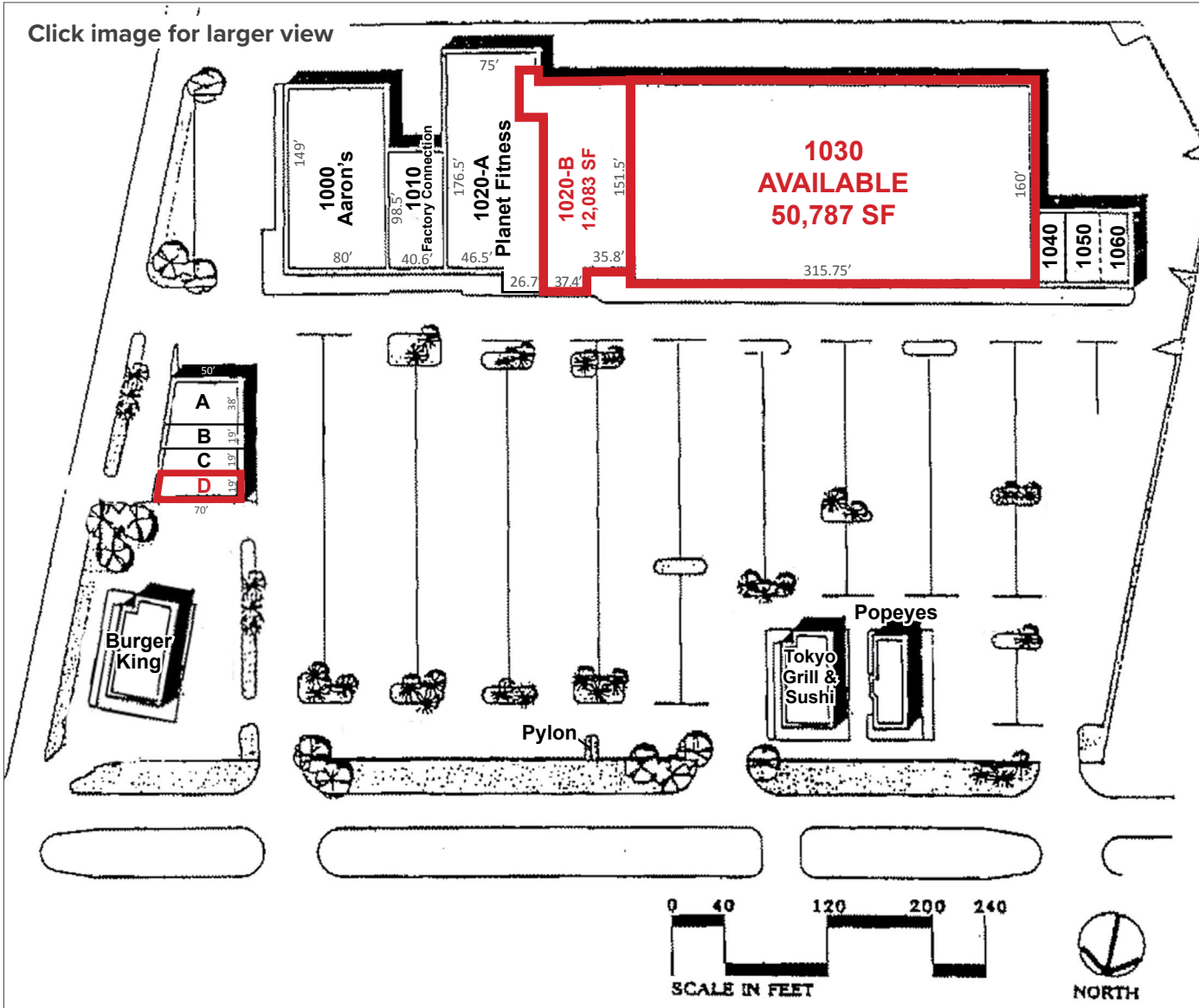
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Click image for larger view



## TENANTS

1000. Aaron's (80' x 149')	11,920 SF
1010. Factory Connection	4,000 SF
1010-A. Planet Fitness	12,786 SF
<b>1020-B. AVAILABLE (73.3' x 151.5') 12,083 SF</b>	<b>12,083 SF</b>
Portion of Prior Fred's	
<b>1030. AVAILABLE (315.75' x 160') 50,787 SF</b>	<b>50,787 SF</b>
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
<b>D. AVAILABLE (~19.4 x 70')</b>	<b>1,370 SF</b>
Prior Central Financial Services	

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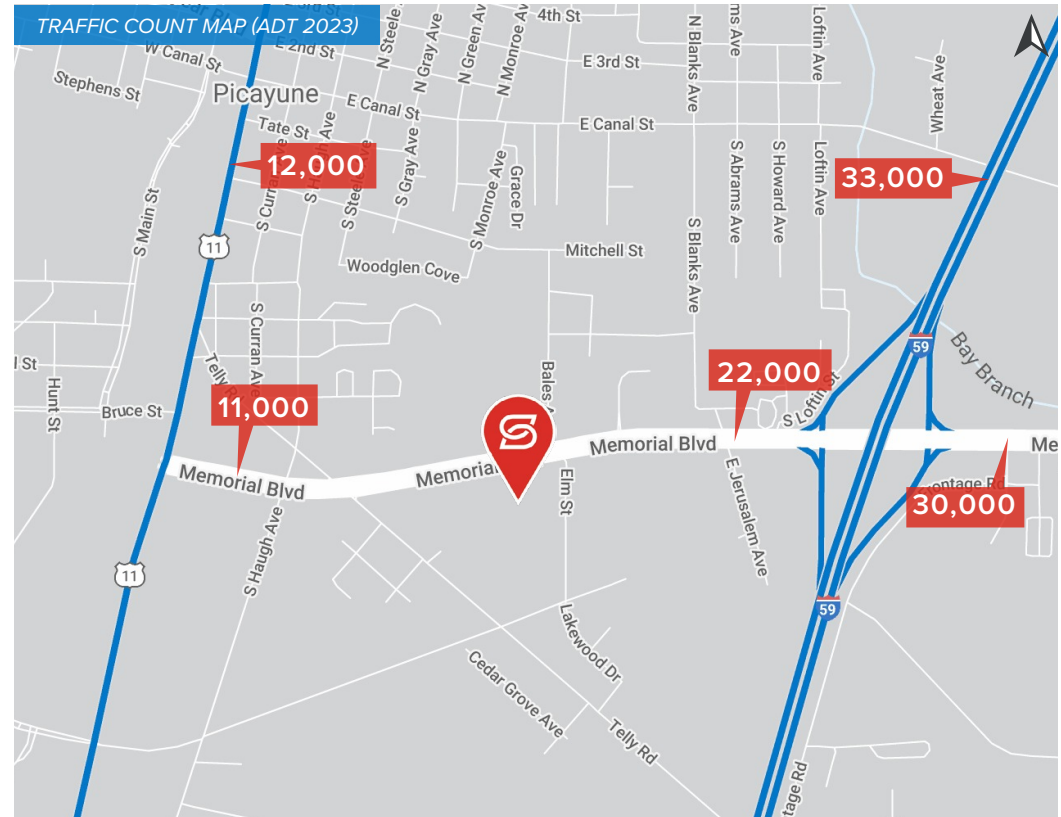
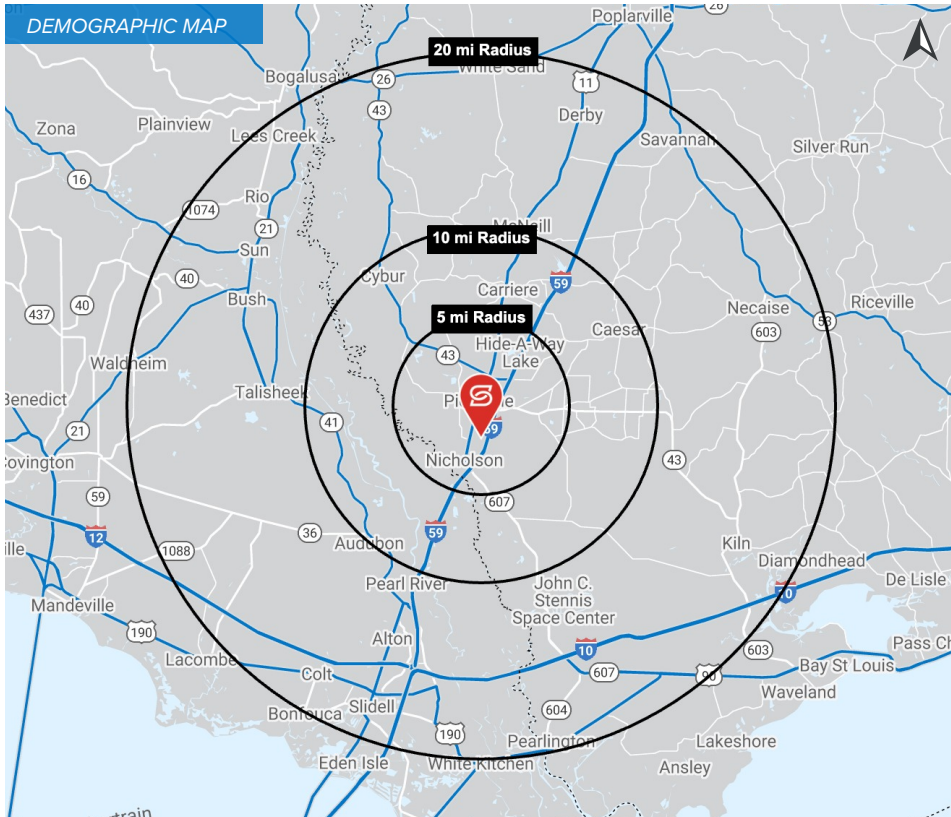
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## 2024 DEMOGRAPHICS

5 MILE

10 MILE

20 MILE



22,453

43,602

170,313

5 MILE

10 MILE

20 MILE



\$69,452

\$78,044

\$87,496

5 MILE

10 MILE

20 MILE



9,234

17,369

67,039