

# JUNIOR ANCHOR AVAILABLE

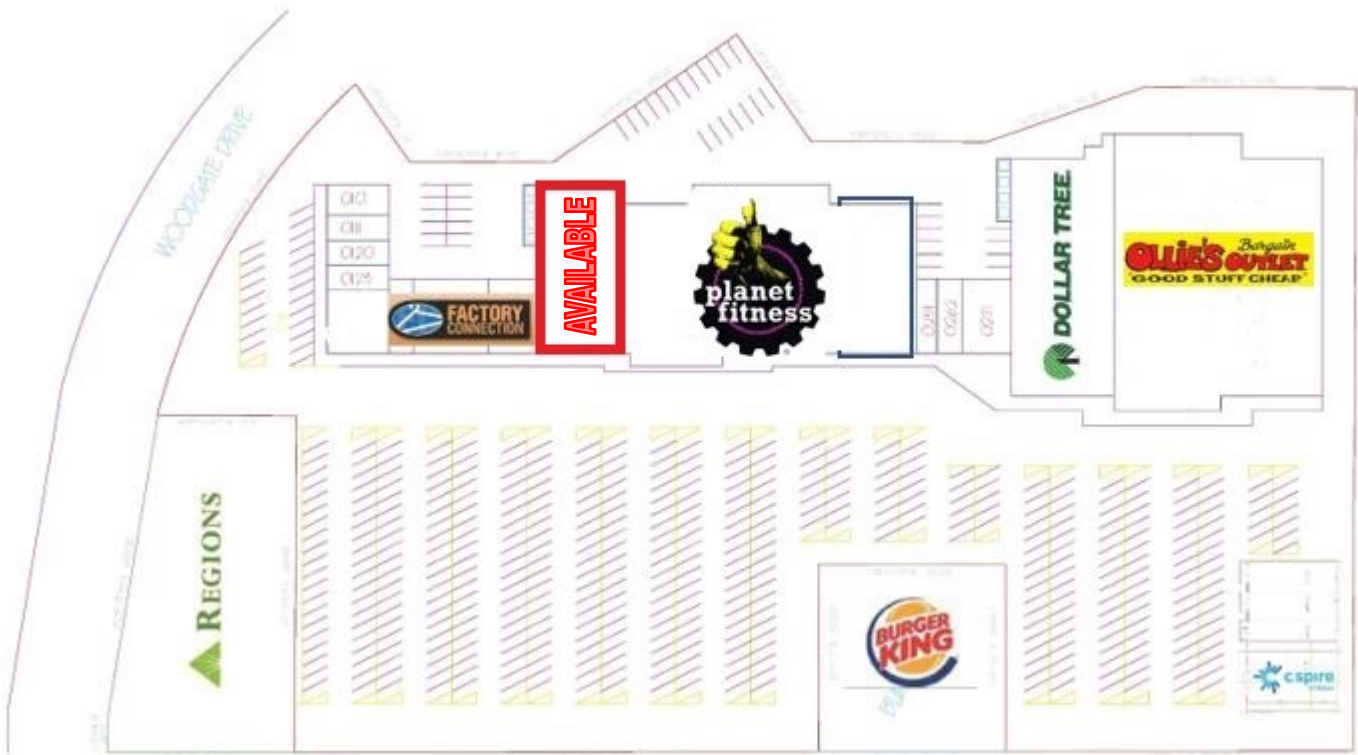
**CROSSGATES VILLAGE**  
**W. Government Street and Woodgate Dr.**  
**BRANDON, MS**

CONTACT:

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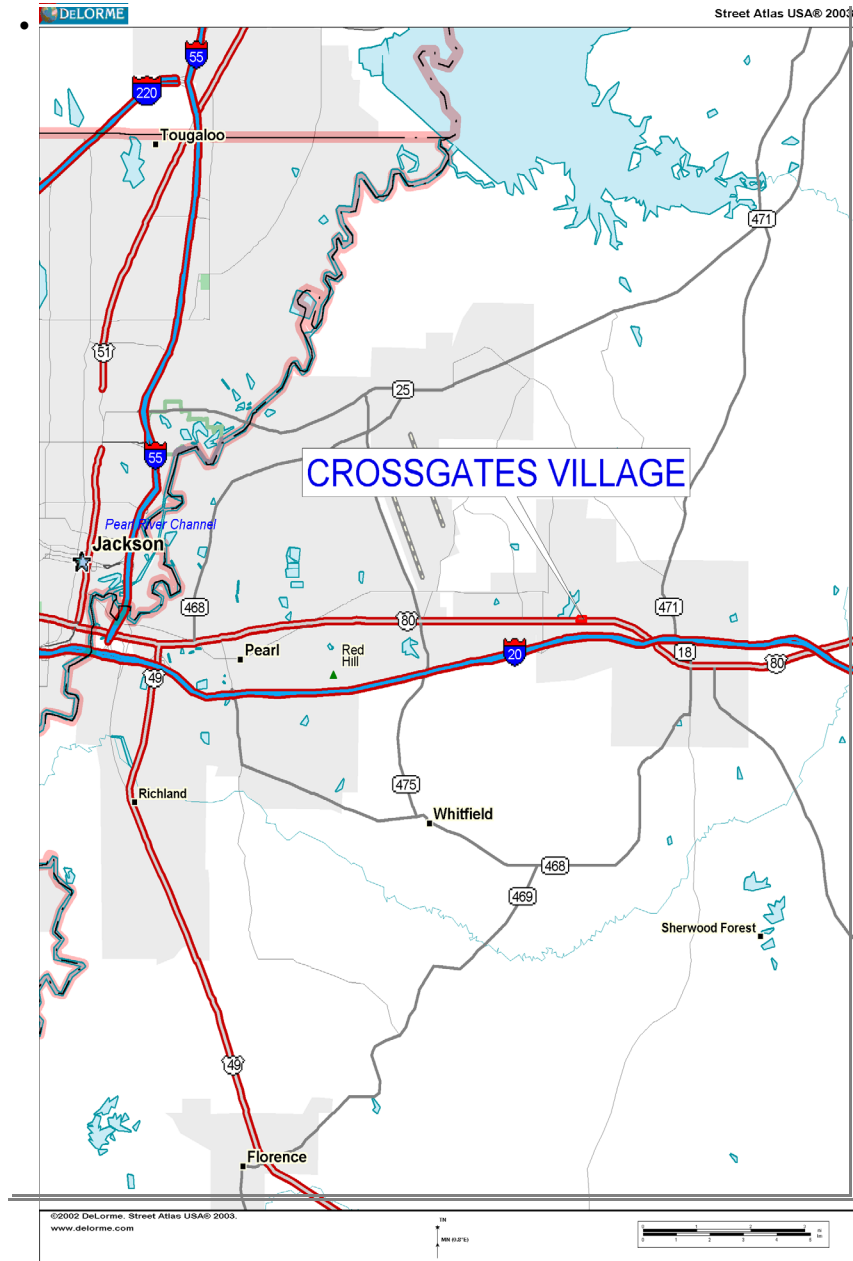


# CROSSGATES VILLAGE BRANDON, MS

- Premiere High Traffic Location
- Established Retail Market

**TENANTS:**

<b>PLANET FITNESS</b>	<b>23,000 sq. ft.</b>
<b>AVAILABLE</b>	<b>8,640 sq. ft.</b>
<b>DOLLAR TREE</b>	<b>14,000 sq. ft.</b>
<b>Ollies Bargain Outlet</b>	<b>34,226 sq. ft.</b>
Flooring Store	1,250 sq. ft.
California Concepts	1,000 sq. ft.
Nail Salon	2,000 sq. ft.
Herbalife Nutrition Studio	1,250 sq. ft.
Vape Store	2,500 sq. ft.
Factory Connection	4,800 sq. ft.
Chinese Restaurant	2,400 sq. ft.
Check Cashing	1,200 sq. ft.
Computers	1,200 sq. ft.
Japanese Restaurant	1,200 sq. ft.
C Spire Cellular	2,800 sq. ft.
Title Loans	800 sq. ft.
Taste of Detroit	1,200 sq. ft.
Donuts	1,200 sq. ft.



Area 1: 2.0 Mile Radius 16,500	Area 2: 5.0 Mile Radius 57,461	Area 3: 10.0 Mile Radius 173,408
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## CROSSGATES VILLAGE BRANDON, MS

FOR LEASE INFORMATION CONTACT

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**CAMPBELL**  
REAL ESTATE, INC.

2608 Sablewood Dr.  
Valrico, FL 33594  
Fax 813-661-0504

# 1560 W Government St - Crossgates Village Shopping Center



Crossgates Village Shopping Center  
 Storefront Retail/Office (Neighborhood Center) - Brandon/Flowood/Pearl Submarket  
 Brandon, MS 39042

150,300  
SF GLA

12  
AC Lot

1981 / 1992  
Built / Renov

29,000  
Available SF

29,000  
Max Contig SF

\$7.00<sup>NNN</sup>  
Asking Retail Rent

- Summary
- Shopping Center
- Lease
- Lease Analysis
- Peers
- Sale
- Tenant
- Analytics
- Loan
- Financials
- Changes
- Demographics**
- Public Record
- Contacts
- Images
- Map
- My Data
- News

- Summary
- Population**
- Housing
- Daytime Employment
- Consumer Spending
- Traffic
- Data

Currency: USD (\$) Radius: 2 mile, 5 mile, 10 mile

## Population

	2 mile	5 mile	10 mile
2010 Population	15,611	50,644	165,766
2021 Population	16,500	57,461	173,408
2026 Population Projection	16,836	59,217	175,117
Annual Growth 2010-2021	0.5%	1.2%	0.4%
Annual Growth 2021-2026	0.4%	0.6%	0.2%
Median Age	40.2	39.2	37.8
Bachelor's Degree or Higher	34%	31%	34%
U.S. Armed Forces	17	71	226

## Population By Race

	2 mile	5 mile	10 mile
White	12,219	42,677	116,447
Black	3,825	13,110	51,459
American Indian/Alaskan Native	31	108	361
Asian	240	863	2,819
Hawaiian & Pacific Islander	5	37	161
Two or More Races	180	666	2,162
Hispanic Origin	366	1,408	5,638

## Housing

	2 mile	5 mile	10 mile
Median Home Value	\$173,564	\$189,493	\$176,419

## Households

	2 mile	5 mile	10 mile
2010 Households	6,297	18,795	65,358
2021 Households	6,640	21,289	67,821
2026 Household Projection	6,773	21,965	68,394
Annual Growth 2010-2021	0.6%	1.3%	0.6%
Annual Growth 2021-2026	0.4%	0.6%	0.2%
Owner Occupied Households	4,535	16,298	45,926
Renter Occupied Households	2,238	5,667	22,469
Avg Household Size	2.4	2.5	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$206.3M	\$715.2M	\$2.1B

## Income

	2 mile	5 mile	10 mile
Avg Household Income	\$82,470	\$89,479	\$83,588
Median Household Income	\$66,091	\$72,171	\$64,923
< \$25,000	1,031	2,871	11,116
\$25,000 - 50,000	1,222	3,617	13,990
\$50,000 - 75,000	1,574	4,692	14,671
\$75,000 - 100,000	1,092	3,421	9,072
\$100,000 - 125,000	603	2,615	7,109
\$125,000 - 150,000	453	1,320	3,478
\$150,000 - 200,000	325	1,440	4,416