

# EXECUTIVE SUMMARY

RETAIL PROPERTY FOR LEASE // VICKSBURG COMMONS SHOPPING CENTER // 4000 S FRONTAGE ROAD // VICKSBURG, MS 39180



## OFFERING SUMMARY

Available SF:	±1,500 – 10,000 SF
Base Lease Rate:	Negotiable
Lot Size:	±9.41 Acres
Building Size:	±109,496 Square Feet

## PROPERTY OVERVIEW

The Property is improved with one, single-story retail building constructed in 1994 and positioned on one parcel totaling ±9.41 acres.

The tenant base consists of a complimentary mix of local tenants that supplies the city's consumers with a wide range of products and services to meet the needs of its residents.

Vicksburg is located along the Great River Road at the crossroads of Historic Highway 80 and Highway 61-America's Blues Highway.



**RUBIN KREMLING, CPM, CCIM**  
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# AVAILABLE SPACES



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LEASE TYPE | NNN    TOTAL SPACE 1,500 – 10,000 SF    LEASE TERM | 3-10 Years    LEASE RATE | Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
101	Available	3,654 SF	NNN	Negotiable
103	Available	3,010 SF	NNN	Negotiable
105	Available	2,400 SF	NNN	\$10.00 / sq ft
106	Available	2,400 SF	NNN	Negotiable
108	Available	6,030 SF	NNN	\$10.00 / sq ft
110	Available	1,500 SF	NNN	\$10.00 / sq ft
111	Available	4,570 SF	NNN	\$10.00 / sq ft
115	Available	4,510 SF	NNN	\$10.00 / sq ft
116	Available	5,260 SF	NNN	\$10.00 / sq ft
119	Available	4,000 SF	NNN	\$10.00 / sq ft
120	Available	8,510 SF	NNN	\$10.00 / sq ft
121	Available	5,850 SF	NNN	\$10.00 / sq ft
124	Available	3,150 SF	NNN	\$10.00 / sq ft
127	Available	6,131 SF	NNN	Negotiable
B2	Available	10,000 SF	NNN	\$12.00 / sq ft



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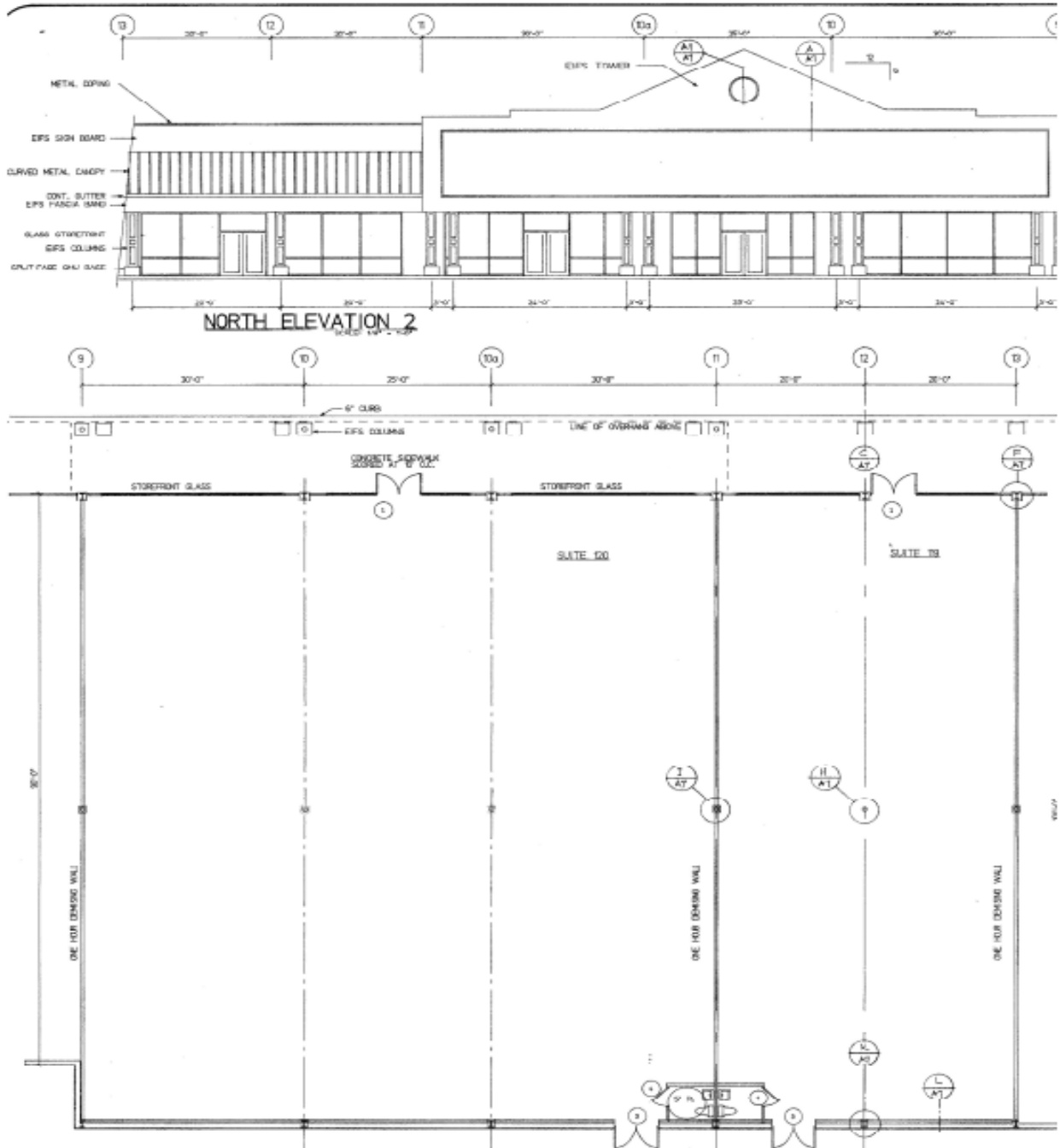
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# SPACE PLANS



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Vicksburg Commons 4000 S. Frontage Road 39180 Suite 119 – 4,000sf Suite 120 – 8,500sf

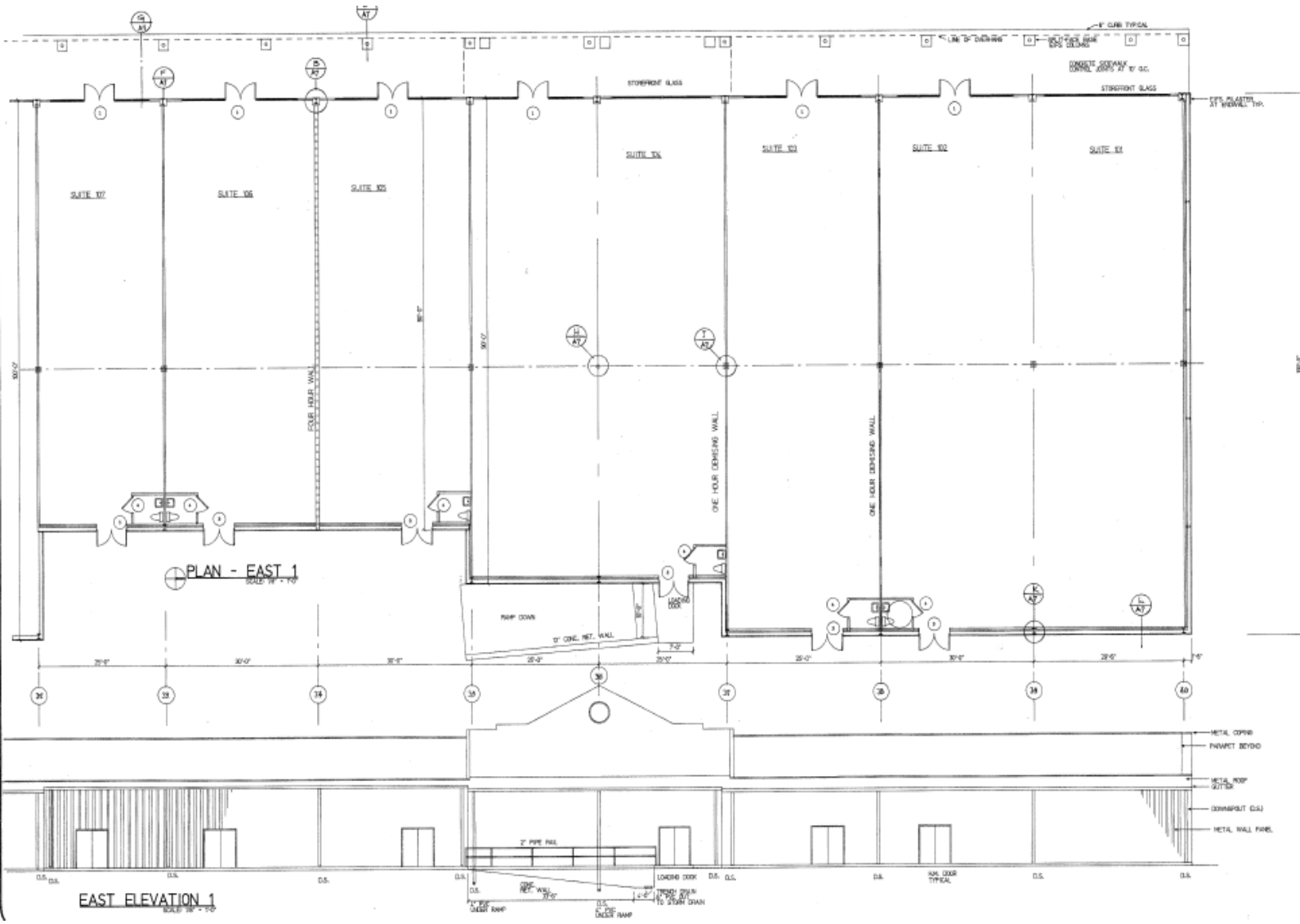


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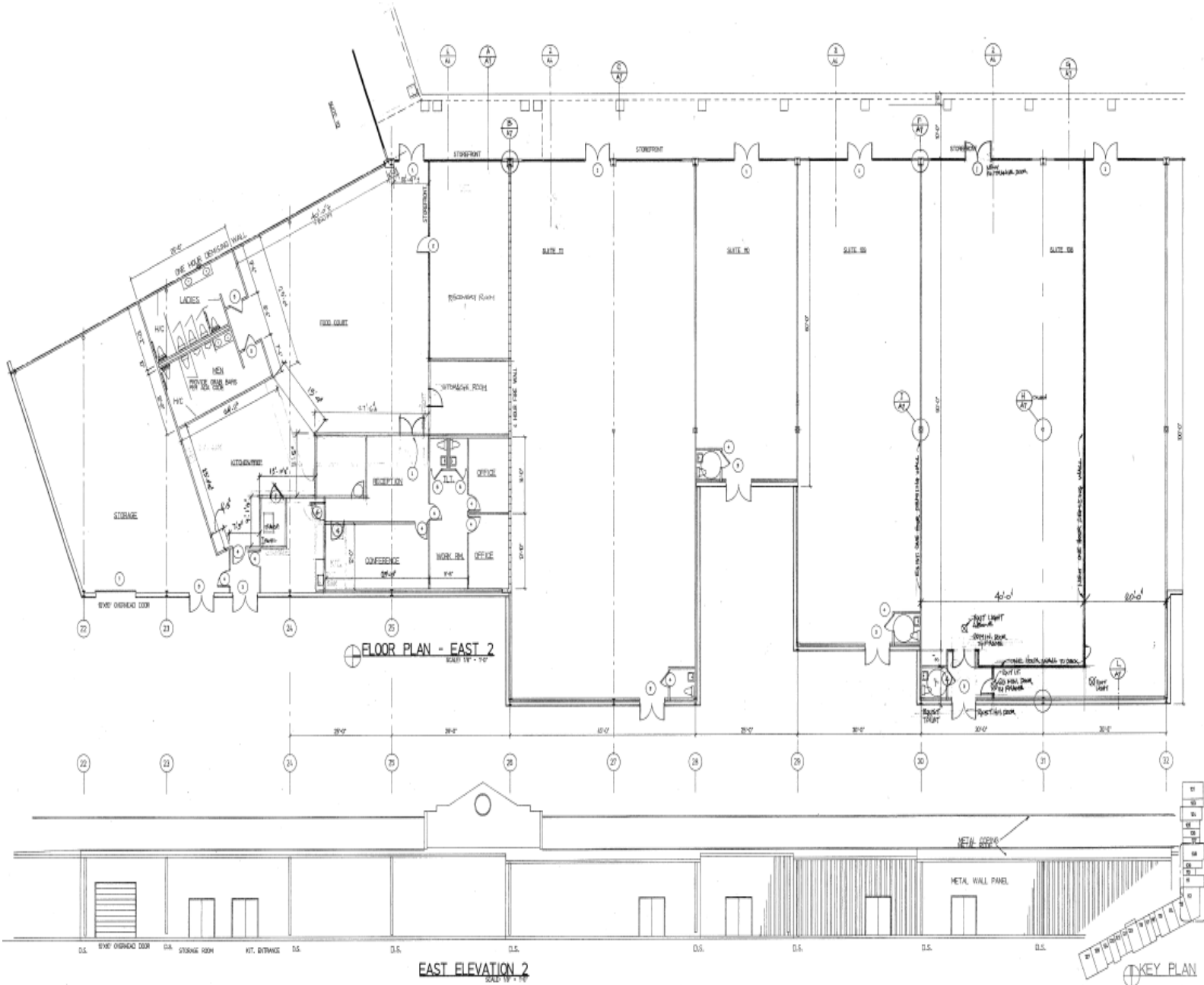
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	26,500	29,500	32,603
Median age	38	40	40.3
Median age (Female)	39	40.1	41
Median age (Male)	36	39	39.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	10,648	12,868	25,450
# of persons per HH	2.5	2.3	1.28
Average HH income	\$39,458	\$39,386	\$40,661
Average house value	\$101,701	\$102,349	\$103,000

\* Demographic data derived from 2010 US Census



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# PROPERTY PHOTOS

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