

MARKET INFORMATION

- Edgewater Mall is the largest enclosed shopping mall on the Mississippi Gulf Coast.
- It is centrally located between Gulfport and Biloxi, the 2nd largest metropolitan area in Mississippi.
- The region is home to several military and federal installations, which generate an economic impact of over \$2.5 billion annually and employ more than 25,000 people.
- The market has drawn more than 6 million annual visitors with its gaming and convention locations.
- The Mississippi Gulf Coast is home to 12 casinos, including Hard Rock Hotel, The Golden Nugget and the Beau Rivage, all of which offer a variety of entertainment options to visitors in addition to gaming activities.
- Tourism on the Mississippi Gulf Coast is a \$1.6 billion industry and accounts for one-third of the state's total tourism revenue.



LOCATION

Located on the Mississippi Gulf Coast between Gulfport and Biloxi on Highway 90, the only unimpeded thoroughfare that runs east to west south of Interstate 10

- | | |
|--------------------------|-----------|
| ▪ Mobile, Alabama | 62 miles |
| ▪ New Orleans, Louisiana | 91 miles |
| ▪ Jackson, Mississippi | 173 miles |

EDGEWATER MALL MARKET INFORMATION



Jim Wilson & Associates, LLC

2660 EastChase Lane, Suite 100, Montgomery, Alabama 36117-7024
334 260 2500 (t) | 334 260 2533 (f) | jwaccompanies.com

THE CENTER

867,000-square-foot, regional enclosed shopping center featuring specialty stores, restaurants, entertainment and outparcels

ANCHOR TENANTS

Belk, Dillard's, JCPenney, Premiere Cinemas and Books-A-Million

FEATURED TENANTS

American Eagle, Bath & Body Works, Buckle, Champs Sports, Chick-fil-A, Premiere Theater, Encore Shoes, Journeys, Kay Jewelers, Men's Wearhouse, Reeds Jewelers, Sky Zone Trampoline Park, Spencer Gifts, Victoria's Secret and Zales

MAJOR EMPLOYERS

- Northrop Grumman Shipbuilding
- Keesler Air Force Base
- Naval Construction Battalion Center
- NASA's Stennis Space Center
- Chevron
- Mississippi Power
- Memorial Hospital

TRADE AREA / DEMOGRAPHICS

DEMOGRAPHICS	5 Mile	10 Mile	20 Mile
2024 Population	62,859	167,313	277,131
2028 Projected Population	65,182	173,965	280,375
2024 Avg. Household Income	\$84,784	\$78,506	\$87,084
2024 Households	26,368	68,159	110,751

DRIVE TIME	10 Minute	15 Minute	30 Minute
2024 Population	40,050	66,334	203,829
2028 Projected Population	41,889	69,128	212,459
2024 Avg. Household Income	\$78,538	\$76,949	\$81,612
2024 Households	17,797	28,541	83,057

CONTACT INFORMATION

Woody Rush
Senior Vice President of Leasing
334.260.2524
w.rush@jwacompanies.com

edgewatermall.com

EDGEWATER MALL
GENERAL INFORMATION/DEMOGRAPHICS



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EDGEWATER MALL AERIAL / RETAILERS



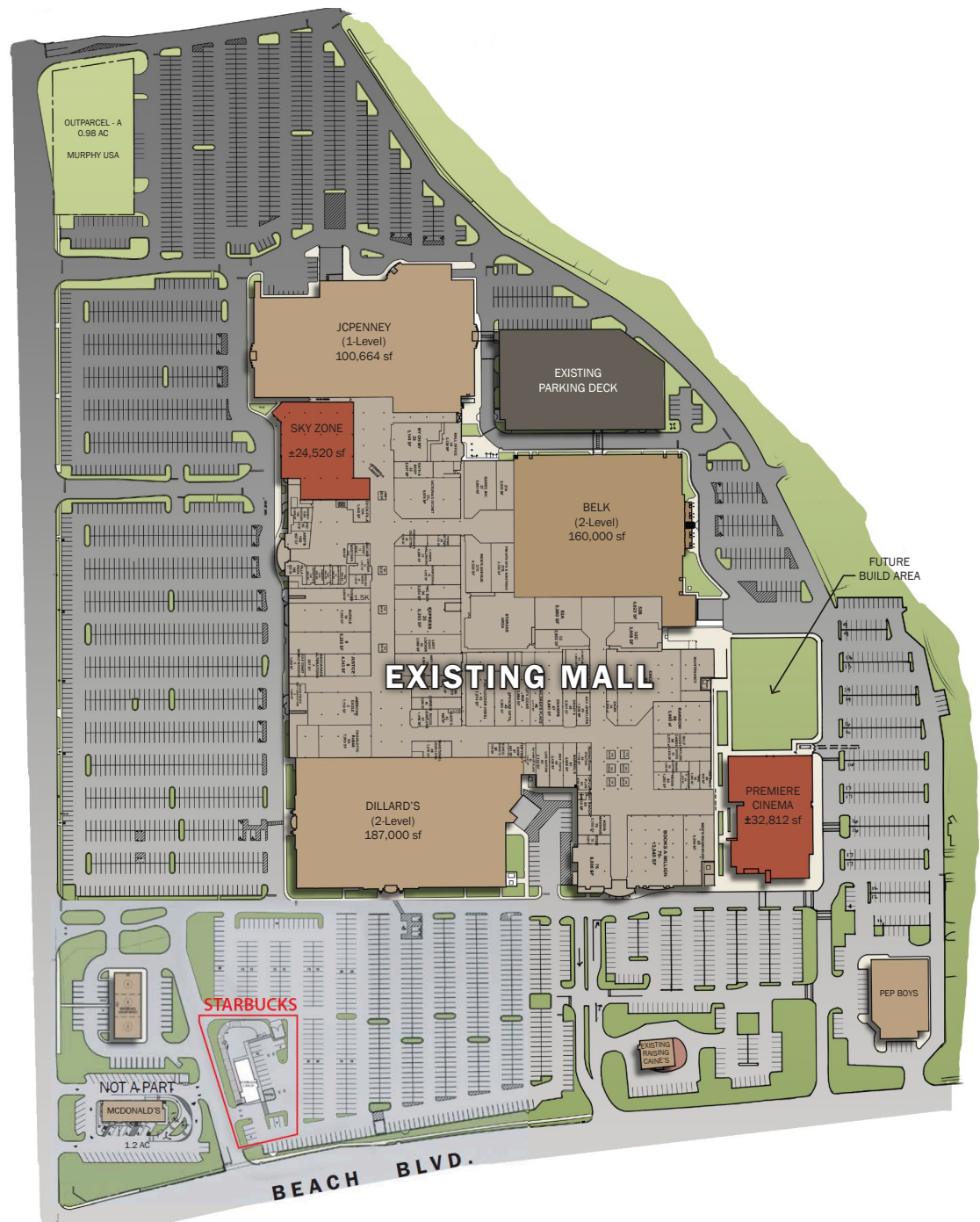
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Edgewater Mall



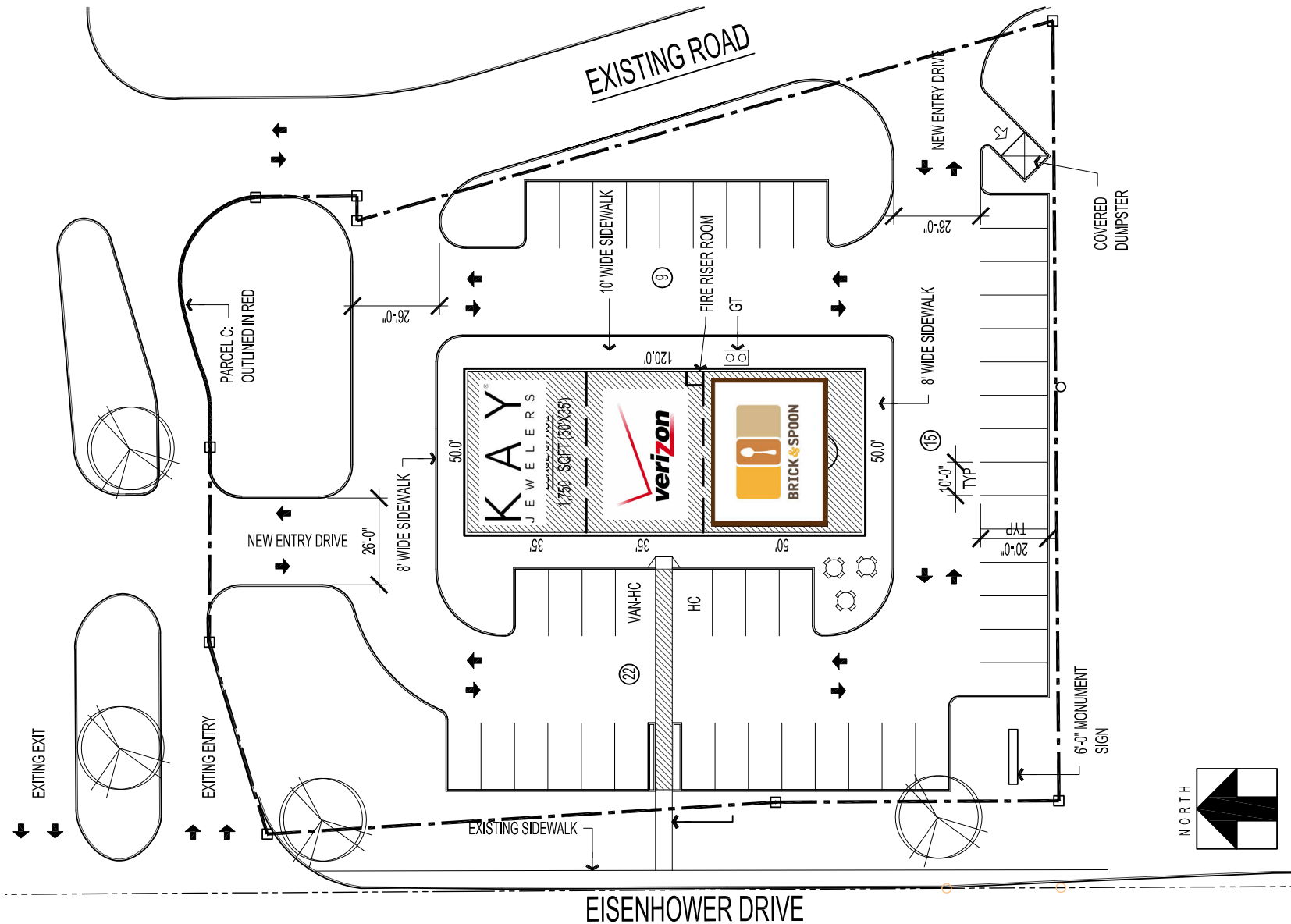
EDGEWATER MALL SITE PLAN



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EDGEWATER MALL OUTPARCEL LEASE PLAN



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