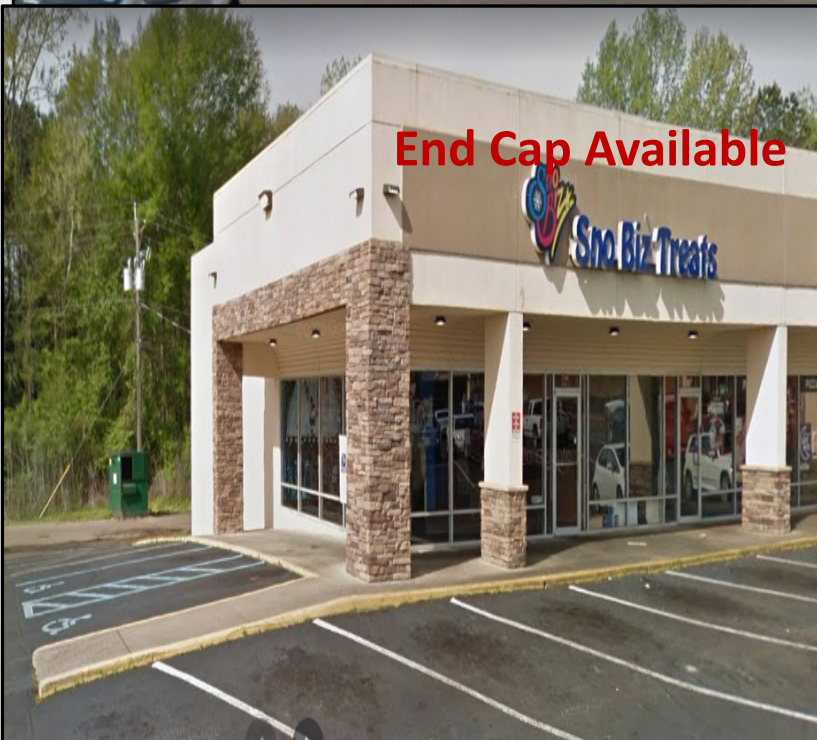


# Prime Retail Space Available Raymond Rd Shopping Center

2106 Raymond Rd, Jackson, MS 39212



## OFFERING SUMMARY

<b>Lease Rate:</b>	Negotiable
<b>Available SF:</b>	1,200 – 2,100 SF
<b>Lot Size/Parking:</b>	6.40 Acres/275
<b>Building Size:</b>	62,645SF

## PROPERTY HIGHLIGHTS

- Located at the corner of a busy signalized intersection with 4-way traffic light
- Excellent visibility and accessibility
- Center is anchored by high volume grocer.
- Major High-End Renovations Recently completed
- Outparcel available for ground lease and/or build to suite
- Tremendous parking field. 4.5 spaces per 1,000 Sq. Ft.
- Traffic Count of 20,000 +/- cars a day

Jeff Dyl  
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jdyl@towercapital.net

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End Cap Available



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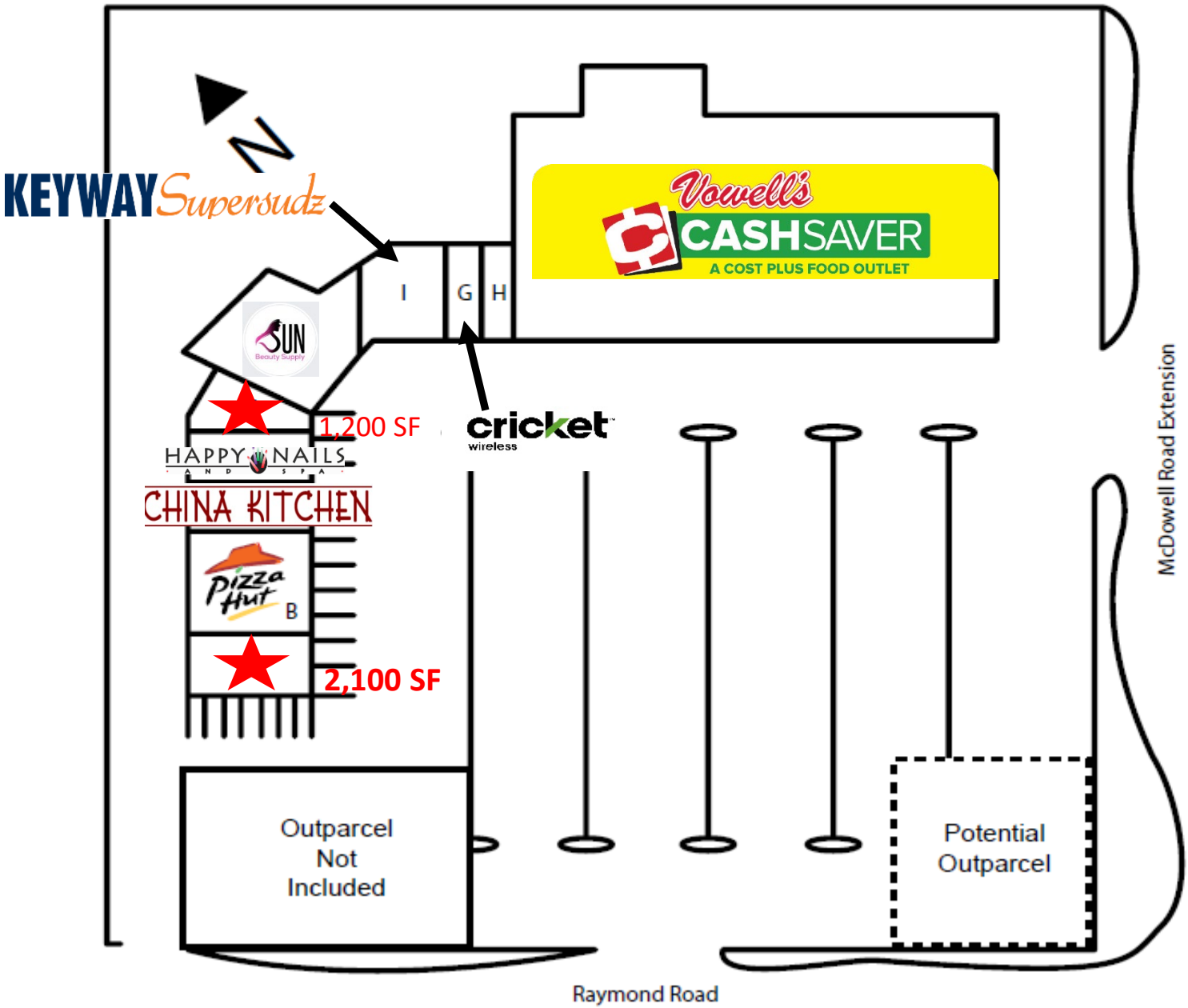


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## Raymond Road Shopping Center Site Plan



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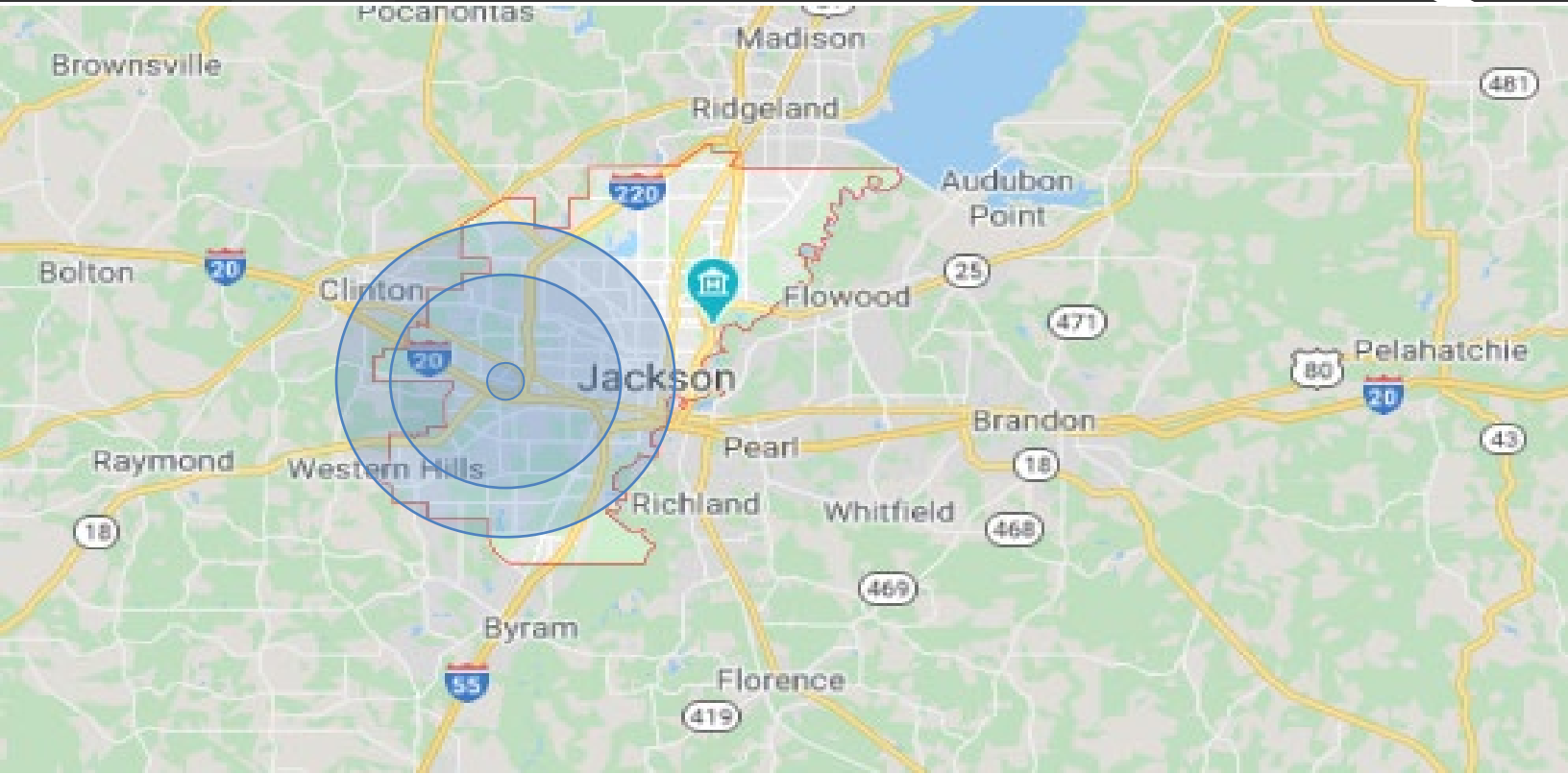


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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	4,997	42,472	96,551
<b>Average age</b>	31.7	33.3	34.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total households</b>	1,754	14,535	33,277
<b>Average HH income</b>	\$45,621	\$48,053	\$48,914
<b>Median home value</b>	\$70,394	\$74,800	\$81,681

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