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Double Net Lease Location – Jackson, MS

9,180 SF – 5 years remaining on initial term, 6 lease options at 5 years each with bumps remaining



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3140 W Northside Dr, Jackson MS MARKET OVERVIEW

Current Annual Rent: \$95,100.00

Price: \$1,400,000.00

In Place Cap Rate: 6.79%

Metro Area Population: 436,000

Conveniently located in an easily accessible part of Jackson MS, close to interstate 220, immediately adjacent to the largest single family home cluster in the city, this 9,180 SF Family Dollar Location was built in 2020, and as of 2025 is halfway through an initial lease term of 10 years, with 6 additional remaining options of 5 years each, with increases averaging 4.33% each year.

The in-store convenience, price advantage, and strategically chosen, more convenient location of Family Dollar stores make them uniquely strong assets in the retail sector, especially in today's environment of rising costs for everyday consumer goods. They consistently fill a void that is often created by the increased popularity of big box stores that have a much longer in/out time, ask higher prices for equivalent goods, and mean more travel time for consumers. Shoppers from all income brackets have historically taken full advantage of the lower prices and convenience offered by this particular retail model for household necessities, non-perishables, cleaning supplies, and much more.

Family Dollar currently maintains over 7,500 locations throughout the country, and has recently redoubled its focus on its most productive and successful locations, strategically opening and closing stores as demographics evolve and stores age out of service, to be replaced by new locations. This location is part of a long-term commitment by Family Dollar Corporate to Jackson, MS market, and is well-positioned to provide any retail investor with stable cash flow for years to come.

Demographics (2025)	1 Mile	3 Miles	5 Miles
Population	3,242	34,919	95,449
Households	1,338	14,728	40,707
Median Age	38.5	41.2	37.4
Average HH Income	\$ 39,515	\$ 38,680	\$ 48,027

Term	# of Years	Fixed Rent/Mo	Fixed Rent Annual	% Bump
Initial	10	\$ 7,925.00	\$ 95,100.00	-
1st	5	\$ 8,307.50	\$ 99,690.00	4.83%
2nd	5	\$ 8,690.00	\$ 104,280.00	4.60%
3rd	5	\$ 9,072.50	\$ 108,870.00	4.40%
4th	5	\$ 9,455.00	\$ 113,460.00	4.22%
5th	5	\$ 9,837.00	\$ 118,044.00	4.04%
6th	5	\$ 10,220.00	\$ 122,640.00	3.89%
Average rent bump:				4.33%





THE CITY OF
JACKSON
MISSISSIPPI



WELCOME TO JACKSON, MISSISSIPPI!

Experience Jackson, Mississippi—The City With Soul—where our rich culinary scene, legendary music heritage, world-class museums, and pivotal Civil Rights history create authentic connections that help shape American culture. Here, you'll engage directly with the people and stories that make Jackson extraordinary!



Metro Area Population: 436,000
City Limits: 141,000

This particular Family Dollar™ location is perfectly situated on the outside of a populous residential area, that is largely devoid of large, big box retailers within a 5 minute drive. Family Dollar presents a convenient and affordable option for everyday necessities



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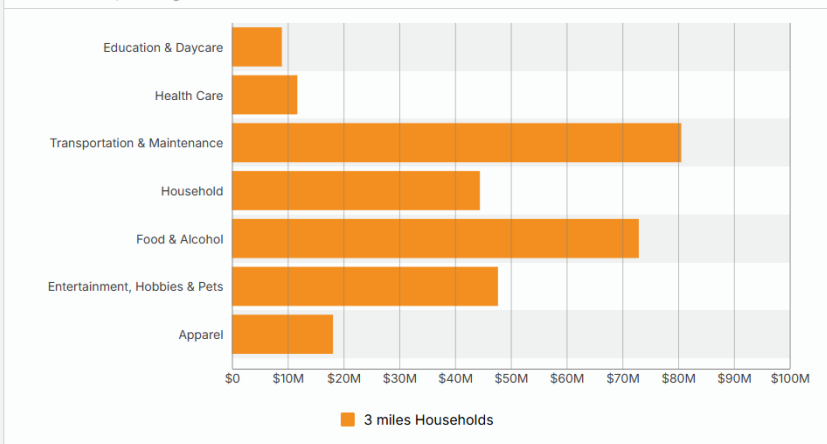


3140 W Northside Dr, Jackson MS
Area Employment and
Spending Demographics

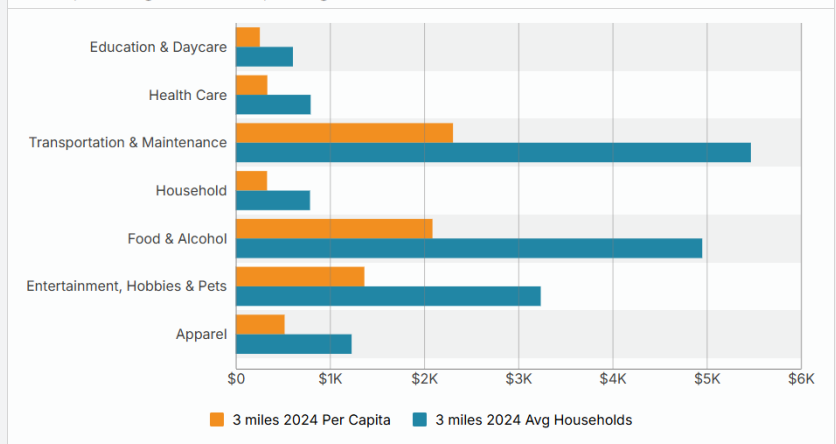
Daytime Employment

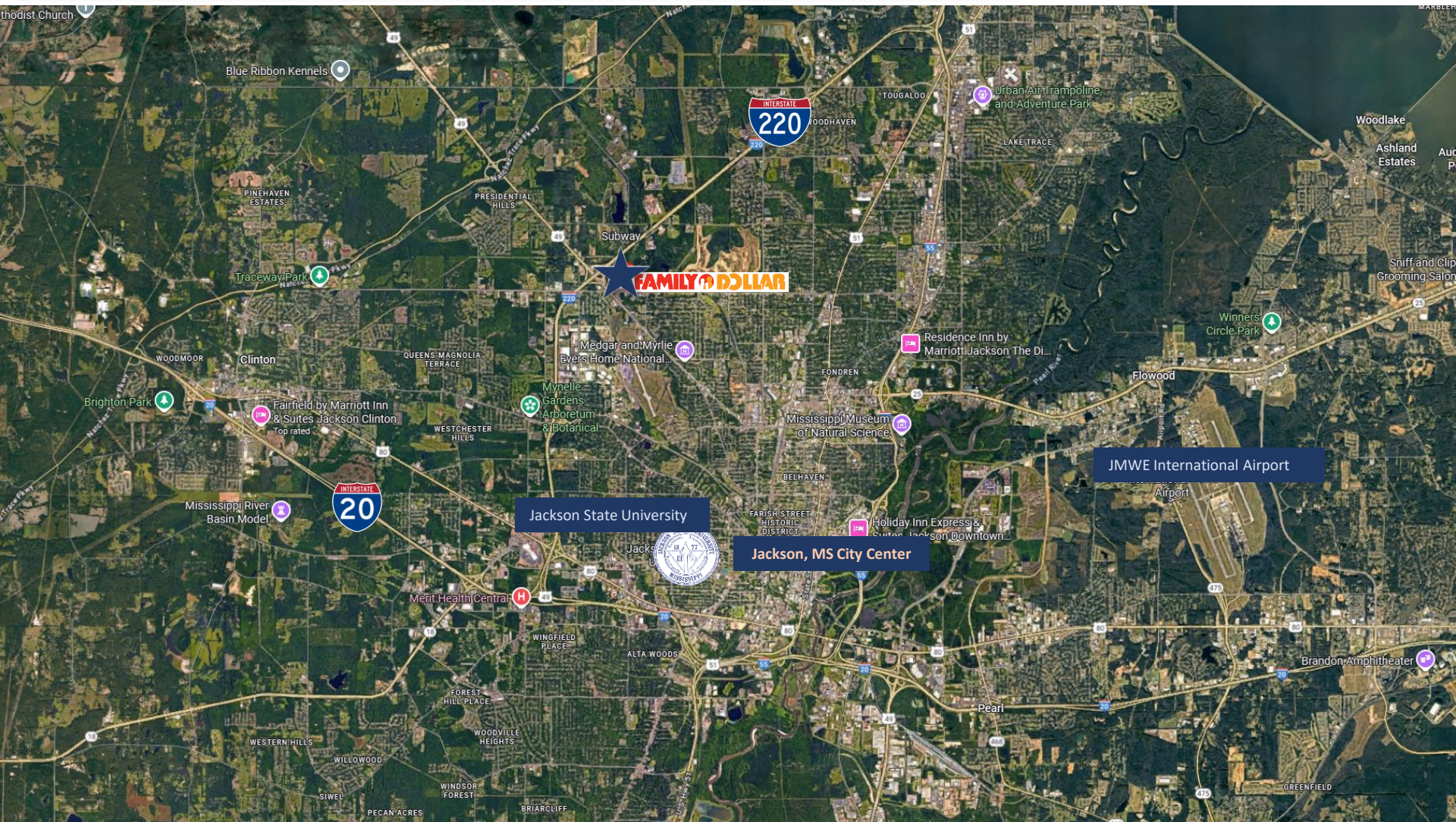
Radius	1 mile			3 miles			5 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industri...	1,726	168	10	12,932	1,383	9	108,639	8,661	13
Trade Transportation & Utili...	165	26	6	2,972	207	14	8,704	788	11
Information	40	5	8	180	22	8	2,719	133	20
Financial Activities	127	15	8	1,350	143	9	8,108	802	10
Professional & Business Se...	87	10	9	1,143	159	7	12,638	1,200	11
Education & Health Services	531	59	9	3,159	258	12	38,944	3,726	10
Leisure & Hospitality	158	16	10	956	91	11	6,052	456	13
Other Services	146	26	6	2,048	447	5	6,646	1,130	6
Public Administration	472	11	43	1,124	56	20	24,828	426	58
Goods-Producing Industries	209	10	21	1,797	107	17	5,507	389	14
Natural Resources & Mining	0	0	-	10	3	3	160	18	9
Construction	28	6	5	589	71	8	1,854	252	7
Manufacturing	181	4	45	1,198	33	36	3,493	119	29
Total	1,935	178	11	14,729	1,490	10	114,146	9,050	13

Consumer Spending



Per Capita & Avg Household Spending







Contact Listing Agents

For more information or to schedule a property tour please do not hesitate to contact us at the numbers and/or email addresses below.

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