

BATTLEFIELD SHOPPING CENTER

1819 - 1835 University Boulevard, Jackson, MS 39204



Prime I-20 Interstate Location • Massive Upside Potential • Jackson MSA

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Please consult your Marcus & Millichap Agent for more details.

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Jackson, MS 39204

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Investment Overview⁽¹⁾

- 
Prime Interstate Location | Direct I-20 On-Ramp Access
 - Immediate access to I-20 on-ramp and <1 mile from I-55 / I-20 interchange
 - High visibility to 15,530 VP along University Boulevard
 - Downtown Jackson location with superior regional connectivity and tenant / customer access.

- 
Value-Add / Redevelopment Play | Massive Upside Potential
 - 35.9% occupied – significant NOI growth through lease-up and re-tenanting
 - Flexible 23,586 SF across 5 suites ideal for retail, flex or industrial repositioning
 - Strong upside via improvements & active leasing strategy

- 
In-Place Cash Flow & MTM Tenant
 - Existing month-to-month tenant provides immediate income stream while not limiting long-term repositioning strategies
 - Passive baseline cash flow while executing value-add plan
 - Low-risk entry with built-in revenue to support redevelopment

- 
High-Traffic Frontage & Accessibility
 - Excellent frontage with multiple ingress / egress points
 - Strong exposure to consistent daily traffic on University Boulevard
 - Easy logistics access for distribution, service or retail users

- 
Jackson MSA Market Strength
 - Diverse economy anchored by healthcare, education, and state government
 - 5-mile population 90k+ with average HHI \$50k+
 - Growing trade area supports broad tenant demand for functional space near interstates

Offering Price / CAP Rate

\$775,000 / 8.08%

Net Operating Income (NOI)

\$62,951

Property Information

Property Address	1819-1835 University Blvd Jackson, MS 39204
Number Of Suites	5 Suites
Gross Leasable Area (GLA)	23,586 SF
Price / SF	\$32.85 / SF
Occupancy	35.9%
Lot Size	1.67 Acres
Price / Land Acre	\$464,072
Price / Land SF	\$10.65
Year Built	1951
Zoning	C3 Commercial
Ownership	Fee Simple (Land & Building)

Demographics	1 Mile	3 Mile	5 Mile
Population	6,069	47,628	92,437
Households	2,164	19,135	38,333
Average Household Income	\$49,598	\$48,001	\$52,383

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**DOWNTOWN
JACKSON**





85,699 VPD



UNIVERSITY BOULEVARD (15,530 VPD)

Parcel lines not exact. Buyer is responsible for verifying.



AREA MAP



DOWNTOWN JACKSON

RESIDENTIAL NEIGHBORHOOD



BATTLEFIELD PARK

INDUSTRIAL WAREHOUSES

89,502 VPD

20

INDUSTRIAL WAREHOUSES

INDUSTRIAL WAREHOUSES

85,699 VPD

SUBJECT PROPERTY



INDUSTRIAL WAREHOUSES

55



20

119,951 VPD

20



20

105,170 VPD



OUTLETS OF MISSISSIPPI

INDUSTRIAL WAREHOUSES

55

20



RENT ROLL

BLDG / STE	TENANT	SF	GLA %	LEASE START	LEASE EXPIRE	MONTHLY RENT	ANNUAL RENT	RENT / SF	DATE OF INCREASE	INCREASE	OPTIONS
1819	Vacant	2,000	8.48%	-	-	-	-	-	-	-	-
1821	Vacant	2,000	8.48%	-	-	-	-	-	-	-	-
1825	Mid South Uniform & Supply	8,480	35.95%	1/13/2013	MTM	\$8,087	\$97,044	\$11.44/SF	None	None	None
1833	Vacant	8,946	37.93%	-	-	-	-	-	-	-	-
1835	Vacant	2,160	9.16%	-	-	-	-	-	-	-	-
Total Occupied		8,480	35.95%			\$8,087	\$97,044	\$11.44/SF			
Total Vacant		15,106	64.05%								
Total SF		23,586	100.0%								

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PROFIT & LOSS

Assumptions

Date Evaluated: March 23, 2026

	T12	PSF
POTENTIAL GROSS REVENUE		
Base Rental Revenue	\$105,131	\$4.46
<i>Scheduled Base Rental Revenue</i>	\$105,131	\$4.46
Expense Reimbursement Revenue	\$2,105	\$0.09
<i>POTENTIAL GROSS REVENUE</i>	\$107,236	\$4.55
General Vacancy	\$0	\$0.00
<i>EFFECTIVE GROSS REVENUE</i>	\$107,236	\$4.55
OPERATING EXPENSES		
Repairs & Maintenance	\$2,956	\$0.13
Real Estate Taxes	\$6,445	\$0.27
Insurance	\$28,899	\$1.23
Management Fee	\$0	\$0.00
Utilities	\$4,851	\$0.21
Non-Recoverable Expense	\$1,134	\$0.05
<i>Total Expenses</i>	\$44,285	\$1.88
<i>NET OPERATING INCOME</i>	\$62,951	\$2.67

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Jackson Market Overview⁽¹⁾



Jackson, Mississippi

Jackson is Mississippi's capital city and primary MSA hub, spanning Hinds, Madison, Rankin, Copiah, Simpson, Yazoo, and Holmes counties. Strategically positioned at the intersection of I-20 and I-55, it provides excellent regional connectivity to Memphis (210 miles), New Orleans (185 miles), Birmingham (240 miles), and Vicksburg (45 miles), supported by major interstates and Jackson-Medgar Wiley Evers International Airport for efficient travel and logistics.

The MSA features a stable residential base with affordable housing options, established school districts, and modest population growth driven by families, professionals, government employees, healthcare workers, and young professionals in select submarkets. Average household incomes in key 3–5 mile trade areas exceed regional averages in high-traffic corridors, supporting solid consumer spending and retail viability.

Retail demand is anchored along prominent corridors such as University Boulevard, County Line Road, and Ridgewood Road, home to national tenants including Walmart, Kroger, Target, Sam's Club, Chick-fil-A, Starbucks, McDonald's, and a variety of quick-service restaurants and service-oriented businesses. The diversified employment base is led by state government, healthcare (University of Mississippi Medical Center, Baptist Health), education (Jackson State University, Belhaven University), manufacturing, and logistics/distribution.

Jackson's central Mississippi location, ongoing infrastructure enhancements, sustained retail traffic in core submarkets, and government-driven economic stability create a solid, attractive long-term investment environment backed by consistent consumer demand, demographic fundamentals, and low unemployment in key sectors.

Recreational highlights along the Pearl River include LeFleur's Bluff State Park (trails, golf, museum), Mayes Lake (fishing, boating), Natchez Trace Parkway (hiking, biking), Mississippi Petrified Forest, and nearby Ross Barnett Reservoir—offering parks, trails, river activities, historic sites, and family-friendly outdoor experiences.

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Demographics Summary ⁽¹⁾

Population	1 Mile	3 Mile	5 Mile
2029 Projection	6,202	47,550	91,241
2024 Population	6,069	47,628	92,437
2020 Population	5,097	44,501	91,475

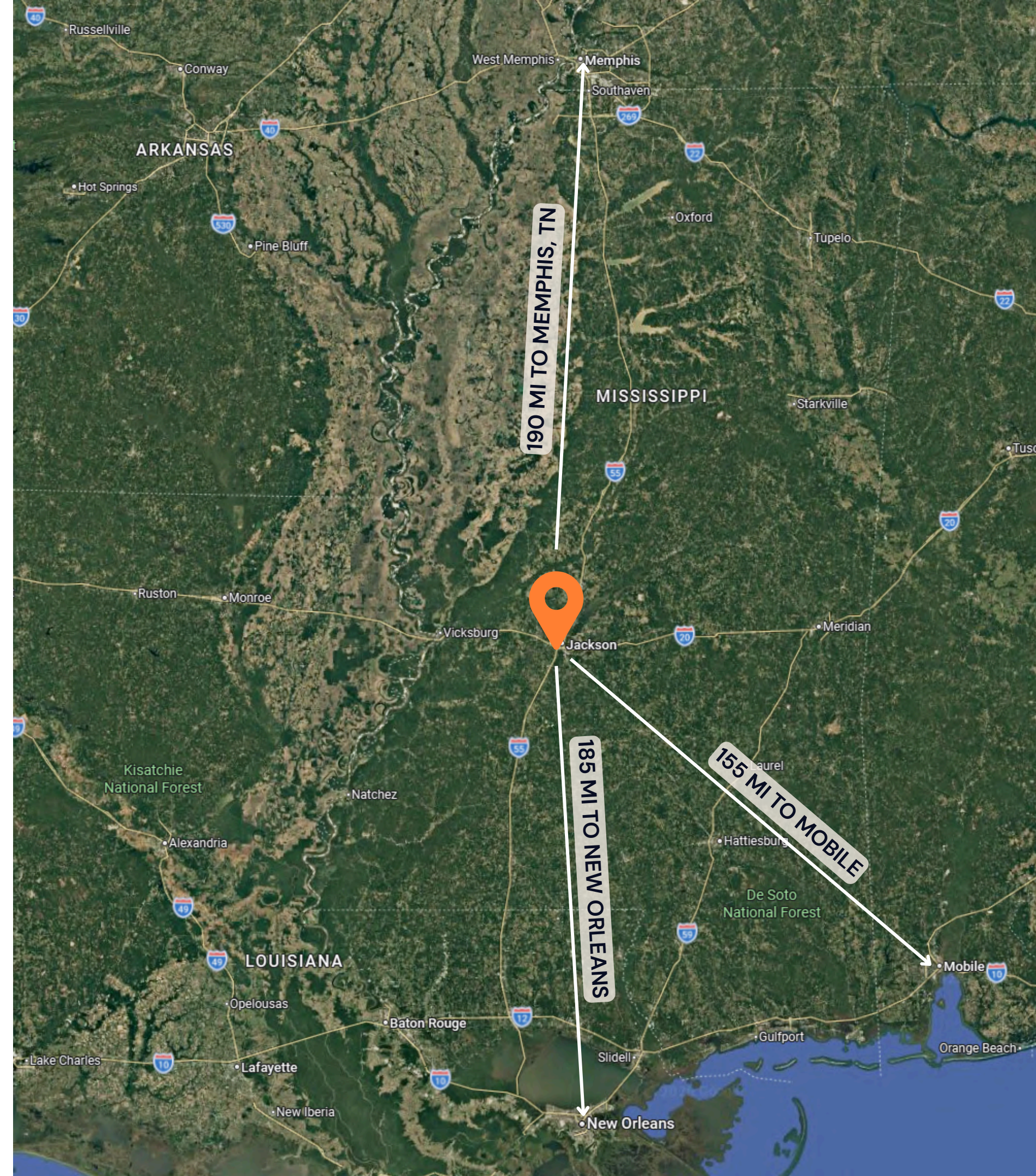
Household Income	1 Mile	3 Mile	5 Mile
Average	\$49,598	\$48,001	\$52,383
Median	\$31,892	\$34,031	\$37,868

Households	1 Mile	3 Mile	5 Mile
2029 Projection	2,235	19,097	37,784
2024 Households	2,164	19,135	38,333
2020 Households	1,700	17,736	37,818

Housing	1 Mile	3 Mile	5 Mile
Median Home Value	\$68,433	\$67,822	\$84,488

Employment	1 Mile	3 Mile	5 Mile
Total Daytime Employment	2,501	54,243	119,399

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