

# AVAILABLE | Park Place Shopping Center | Jackson, TN

Retail / Office / Medical

2596 Christmasville Cv. Jackson, TN 38305



## Highlights:

- **For Lease – Retail, Office & Medical Space**
- **Grocery Anchored Shopping Center**
- **Space Available:** Approx. 4,401 SF | 5,000 SF up to 9,401 SF
- **Starting Base Rental Rate:** Contact Agent
- **Lease Type:** NNN (Tenant pays Base Rent + Property Operating Expenses)
- On-site Parking Spots: 400+
- Christmasville Dr Frontage
- Near Interstate 40 (52,564 AADT) and Christmasville Dr (9,187 AADT) Interchange

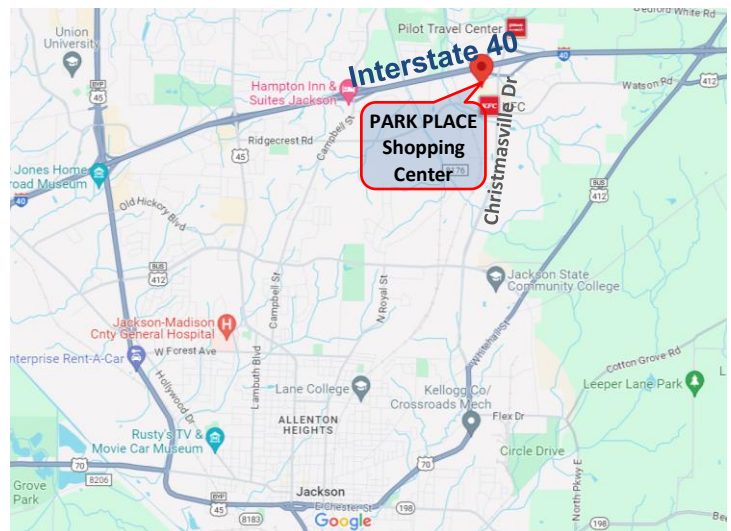
• **Notable Co-Tenants:** Food Giant, Dollar Tree, ATC Fitness, USA Army, Mid South Dental, Mariner Finance

• New National QSR developments at the property

• Minor league Baseball Park and Planned Great Wolf Lodge across the street.

- Thriving West TN Town with Large Trade Area
- In the growth area of East Jackson
- **Surrounding new developments:** Starbucks, Wendy's, Burger King, McDonalds, Sonic, Take 5 Car Wash, Johnathan's Grill, O'Reilly's, Captain D's, Woodsprings Suits, Marriott, Best Western.

- Within 45 miles of the Blue Oval \$6 billion Ford EV Plant
- **Location:** Located in east Jackson along the busy I-40 corridor at the Christmasville Dr. Exit. Across from the Minor League Baseball and regional sports Plex. Jackson is located in between the two largest cities in Tennessee - Memphis 60 miles and Nashville 125 miles.



Demographics:	3 mile	5 mile
2023 population:	47,600	86,000
Med. HH Income:	\$55,500	\$56,200
Jackson, TN Pop. 68,264   Madison County Pop. 99,583		

**Madison County Pop. Growth Projection 4.15% by 2027**



**HCI Realty, LLC | Commercial Investment Services**

2411 S. Lamar Blvd, Ste B. | Oxford, MS 38655

PH: (662)-265-3633 | [www.hcirealty.com](http://www.hcirealty.com)

**Broker:** Joshua Holcombe

Office: (662)-265-3633 | Cell: (601)-938-7162

Email: [josh@hcirealty.com](mailto:josh@hcirealty.com)



# AVAILABLE | Park Place Shopping Center | Jackson, TN

Retail / Office / Medical

2596 Christmasville Cv. Jackson, TN 38305



AVAILABLE SIZE RSF	SUITE	FLOOR PLAN
4,401 – 9,401	2544-B	Open Floorplan
5,000 – 9,401	2538	Open Floorplan



**Agency Disclosure:** HCI Realty, LLC, and its Agent(s) represent the Owner of this property.



**HCI Realty, LLC | Commercial Investment Services**

2411 S. Lamar Blvd, Ste B. | Oxford, MS 38655

PH: (662)-265-3633 | [www.hcirealty.com](http://www.hcirealty.com)

**Broker:** Joshua Holcombe

Office: (662)-265-3633 | Cell: (601)-938-7162

Email: [josh@hcirealty.com](mailto:josh@hcirealty.com)

No warranty, expressed or implied, is made as to the accuracy of the information contained herein. No liability assumed or implied for errors or omissions.