

NAI Saig Company

633-645 HIGHWAY 1 S, GREENVILLE, MS 38701

72% Occupied | Value-Add Mutli-Tenant

± 31,503 SF

Prime Retail Investment with Lease-Up Upside

Presented By:

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Introducing a retail investment opportunity at 633-645 Highway 1 S. This property spans 31,503 square feet and is anchored by three tenants: Beauty Supply, Nail Pro, and Government Services. Currently 72% occupied with 8,742 SF available for lease at below-market rents. The shopping center is strategically located along a key commercial corridor, ensuring visibility and accessibility. With its diverse tenant mix and prime location, the property is well-positioned to generate consistent customer traffic and deliver strong investment returns.

Property Features:

- Anchored by three tenants: Beauty Supply, Nail Pro, and Govt Services
- 72% Occupied
- Multiple retailers located nearby including: Pizza Hut, Old Miss, River City Furniture, and Walgreens
- Value-Add Opportunity: 8,742 SF of vacant space (Suites 641 and 645) available at attractive, below-market gross rents
- Sale Price: \$1,450,000
- Stabilized NOI: \$159,869
- In-Place NOI: \$88,101

Tenant:	Square Footage:	Monthly Rent:	CAM:	Lease Expiration:	Lease Up Assumptions:
Beauty Supply 633 Highway 1 S	17,753	\$5,599.23	\$2,618.84	06/30/28	
Nail Pro 635 Highway 1 S	1,108	\$850.00	\$0.00	09/30/27	
641 Highway 1 S	3,282	Available			\$2,150/mo
Young Williams, PC 643 Highway 1 S	3,900	\$1,608.75	\$575.36	09/30/2027	
645 Highway 1 S	5,460	Available			\$5,000/mo

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± 31,503 SF Retail | Cash Flow

633-645 Highway 1 S, Greenville, MS 38701

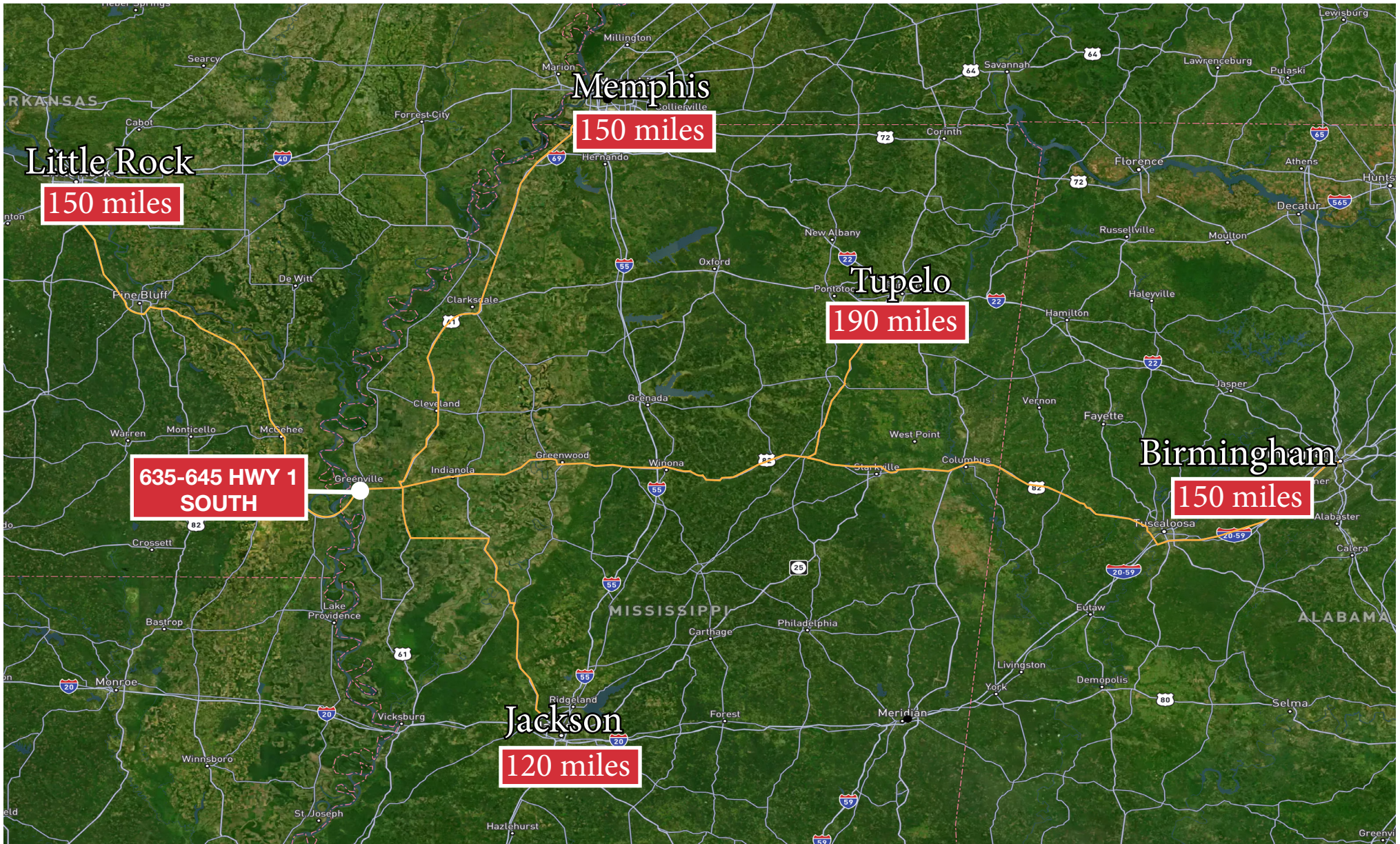
Address:

633-645 Highway 1 S, Greenville, MS 38701

TOTAL SF:	31,503
TOTAL MONTHLY RENT:	\$8,057.98
TOTAL ANNUAL RENT:	\$96,695.76
Gross Income	\$135,026.16
Lawn Service	\$6,520.00
General Maint	\$208.00
Repairs	\$1,500.00
Management Fee	\$5,401.05
Taxes	\$22,332.00
Insurance	\$10,964.00
Total Expenses	\$46,925.05
NOI	\$88,101
Cap Rate	6.08%
Asking Price	\$1,450,000
NOI after Lease up	\$159,869
Stabilized Cap Rate	11.03%









For More Information:

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