



For Sale

Jackson, MS Strip Center

1410-1444 Ellis Avenue, Jackson, MS 39204



Confidentiality Statement

All contents in this proposal are strictly confidential and are shared with the understanding that they will be held in confidence and not disclosed to third parties without the prior consent of Retail Specialists, LLC.

Executive Summary

Retail Specialists, LLC is pleased to present Jackson Strip Center

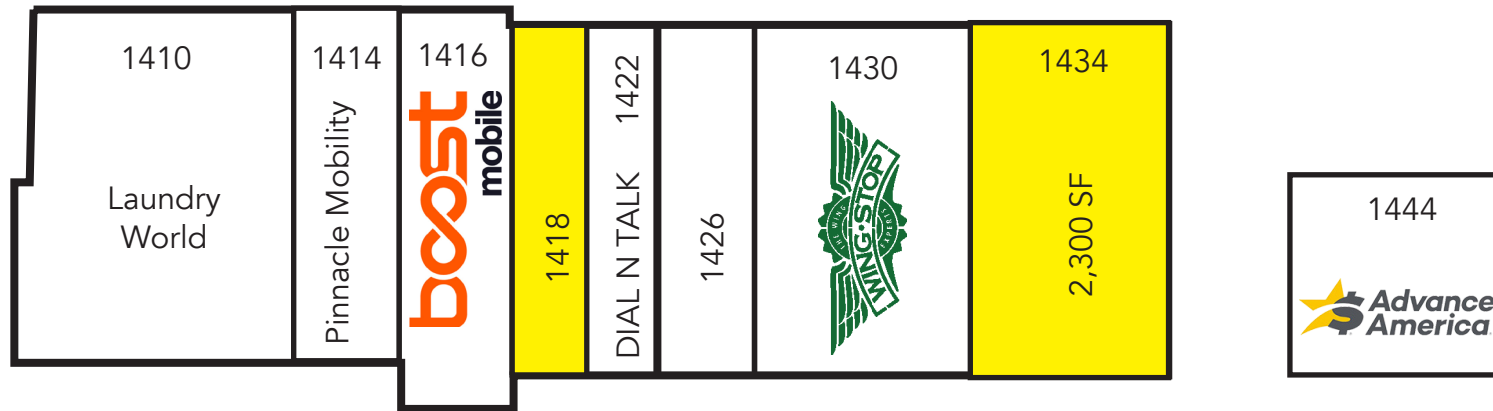
Shopping Center Overview:

Jackson Strip Center is a 13,944 SF retail center situated on Ellis Avenue(14,000 VPD) with close proximity to Highway 80 and Interstate 20. The center is occupied currently 74% occupied by tenants including Wingstop, Boost Mobile, Laundry World and others.

Jackson, Mississippi, the “City with Soul,” is a thriving capital city positioned at the heart of the state’s economic, cultural, and educational activity. With a metro population of nearly 600,000, Jackson benefits from steady traffic driven by state government offices, major universities, and regional healthcare centers, creating a strong daytime workforce and consistent consumer base. The city’s strategic location at the crossroads of Interstates 20 and 55 provides excellent connectivity, drawing shoppers from across central Mississippi. With its growing mix of retail, dining, and entertainment offerings, combined with a business-friendly environment and affordable real estate, Jackson presents an exceptional opportunity for investors looking to capture both local loyalty and regional demand.

Jackson Strip Center		
Address	1410-1444 Ellis Avenue	
Market	Jackson, MS 39204	
Tenants	SF	Lease Exp
Laundry World	3,000	6/30/2030
Pinnacle Mobility	1,380	9/30/2035
Boost Mobile	1,450	12/31/2028
Delta Wings/Wingstop	2,264	5/31/2028
Advance America/Express	1,250	8/31/2026
Total Offering GLA	13,944 SF	
Occupancy	74%	

Property Overview



Suite	Tenant	Space Size
1410	Laundry World	3,000 SF
1414	Pinnacle Mobility	1,380 SF
1416	Boost Mobile	1,450 SF
1418	Available	500 SF
1422	Dial N Talk	500 SF
1426	At LOI	1,300 SF
1430	Wing Stop	2,264 SF
1434	Available	2,300 SF
1444	Advance America	1,250

Tenant Overview

Suite	Tenant	Size (SF)	Term Start Date	Term End Date	Monthly Base Rent	Annual Base Rent	Rent per SF
BUILDING B							
1410	Laundry World	3,000	7/1/2020	6/30/2030	\$2,756.25	\$33,075.00	\$11.03
1414	Pinnacle Mobility	1,380	10/1/2025	9/30/2035	\$1,500.00	\$18,000.00	\$13.04
1416	Boost Mobile	1,450	1/9/2012	12/31/2028	\$1,600.00	\$19,200.00	\$13.24
1418	Vacant	500					
1422	Dial N Talk	500	2/15/2018	MTM	\$800.00	\$9,600.00	\$19.20
1426	At LOI*	1,300			\$1,500.00	\$18,000.00	\$13.85
1430	Delta Wings/Wingstop	2,264	1/27/2004	5/31/2028	\$3,050.00	\$36,600.00	\$16.17
1434	Vacant	2,300					
BUILDING C							
1444	Advance America/Express	1,250	8/9/2025	8/31/2026	\$1,500.00	\$18,000.00	\$14.40

*Highlighted not included in NOI

2024 Operating Expenses	
RE Taxes	10,648
Electric/Gas	4,924.48
Insurance	4,287.45
Lot Cleaning	5,648.18
Lawncare	1,100.00
Repairs & Maintenance	3,089.50
Management Fees	9,000.00
TOTAL	38,698

Gross Rent	\$134,475.00
Reimbursements	
Total Revenue	\$134,475.00
Proforma Revenue	\$152,475.00
Total Expenses	\$38,697.75
Proforma NOI*	\$113,777.25

TOTAL SF:	13,944
OCCUPIED SF:	10,264
% OCCUPIED:	74%
VACANT:	3,680

Trade Area Overview



Jackson, MS Demographics

Population	
2025 Estimated Population	608051
2030 Projected Population	594526
2020 Census Population	619968
2010 Census Population	614583
Projected Annual Growth 2025 to 2030	-0.4%
Historical Annual Growth 2010 to 2025	-
2025 Median Age	37.5

Race and Ethnicity	
2025 Estimated White	46.3%
2025 Estimated Black or African American	48.8%
2025 Estimated Asian or Pacific Islander	1.3%
2025 Estimated American Indian or Native Alaskan	0.2%
2025 Estimated Other Races	3.4%
2025 Estimated Hispanic	3.4%

Households	
2025 Estimated Households	240850
2030 Projected Households	237569
2020 Census Households	241066
2010 Census Households	227090
Projected Annual Growth 2025 to 2030 (Households)	-0.3%
Historical Annual Growth 2010 to 2025 (Households)	0.4%

Income	
2025 Estimated Average Household Income	\$93,395
2025 Estimated Median Household Income	\$62,805
2025 Estimated Per Capita Income	\$37,098

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