

# FOR SALE LOUISVILLE PLAZA

962 WEST MAIN STREET, LOUISVILLE, MISSISSIPPI 39339



retail specialists



CONFIDENTIAL OFFERING MEMORANDUM



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# EXECUTIVE SUMMARY

Retail Specialists, LLC is pleased to present Louisville Plaza Shopping Center.

<b>Name</b>	Louisville Plaza	
<b>Address</b>	962 West Main Street	
<b>Market</b>	Louisville, Mississippi	
<b>Anchor Tenants</b>	<b>SF</b>	<b>Lease Exp</b>
Drayer Physical Therapy	4,200	10/18/2030
Rapid Rentals	4,160	09/30/2030
<b>Total Offering GLA</b>	15,570 SF	
<b>Acreage</b>	1.52 Acres	
<b>Occupancy</b>	100%	
<b>NOI</b>	\$217,877.40	

## Shopping Center Overview:

Offered for sale, Louisville Plaza is a 15,570 SF with all NNN leases in place and a current NOI of \$217,877.40 with an asking price of \$2,250,000. HVAC's are responsibility of tenants, brick façade, metal weather proofing and metal roof that is original to the building. The center is 100% occupied with anchor tenants including Drayer Physical Therapy and Rapid Rentals. Much of the remaining tenant mix consists of national and regional retailers including Cricket Wireless, 1st Heritage Credit, VIP Nails and others.

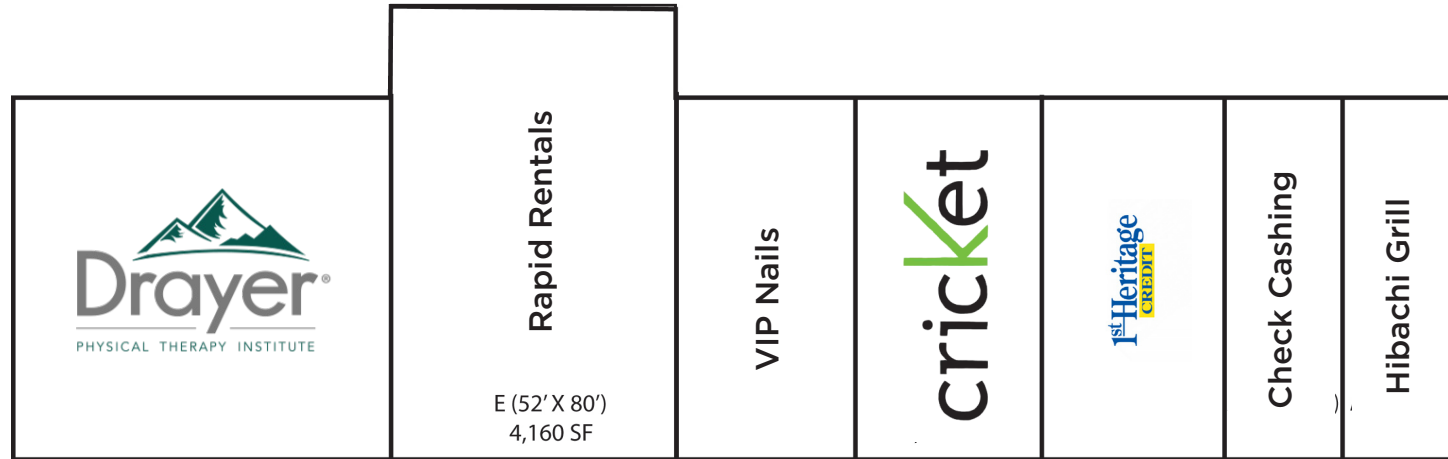
Louisville Plaza is located on West Main Street at the entrance to the Walmart Supercenter, the area's only supercenter within 30 miles. Near the property, highways 15 and 25 merge and intersect highway 14 (Main Street), creating a critical point in the state for north/south travel.



# TENANT ROSTER

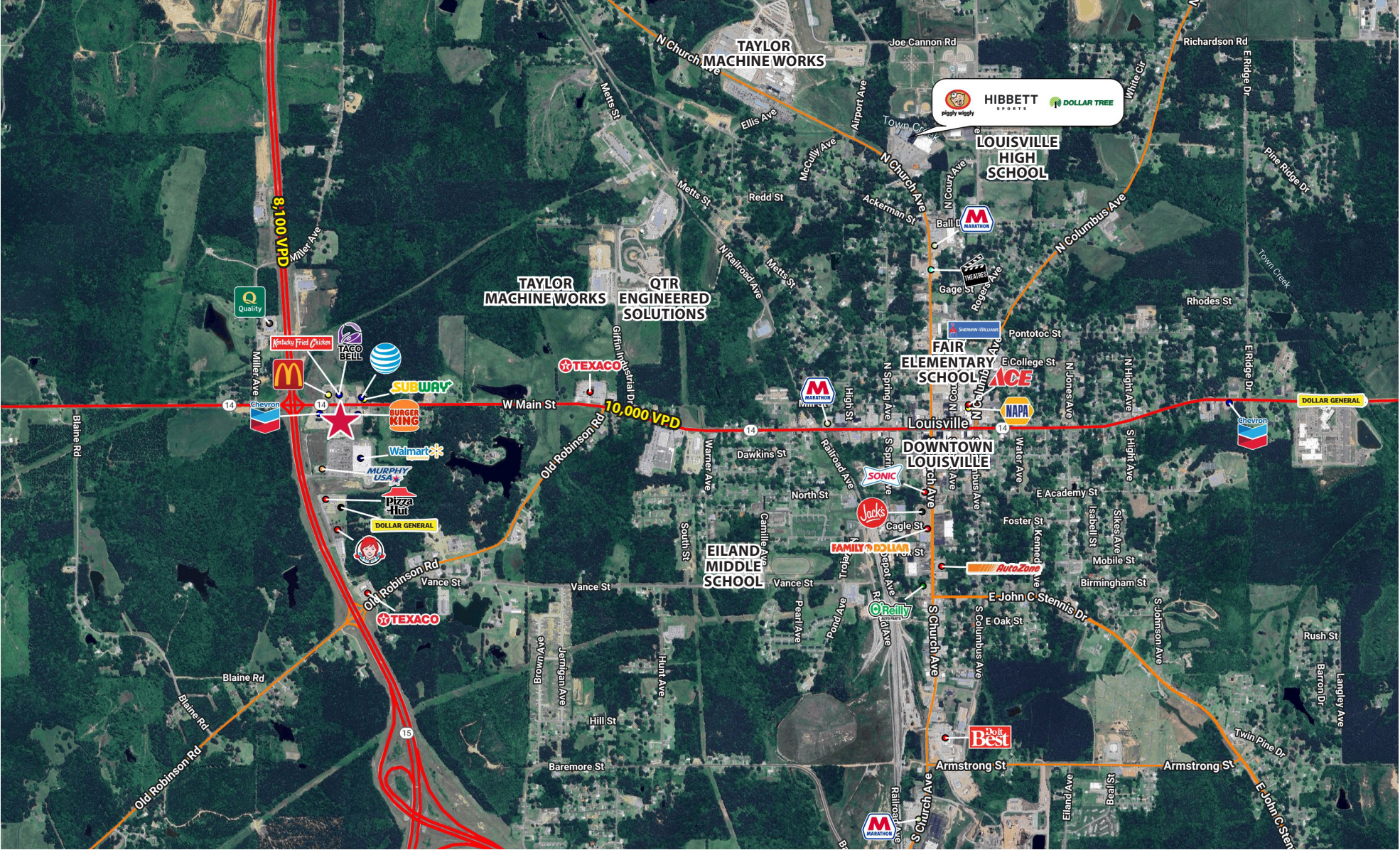
Unit	Tenant	SF	Lease From	Lease To	Term	Monthly Rent	Annual Rent	Annual Rent Per Area	Security Deposit
MSMCB-A	Hibachi Grill	1,470	02/01/2025	01/31/2031	72	2,266.25	27,195.00	18.50	2,745.23
MSMCB-A1	All American Check Cashing, Inc.	1,540	10/15/2008	10/31/2027	229	2,778.50	33,342.00	21.65	0.00
MSMCB-B	1st Heritage Credit	1,400	09/01/2010	01/31/2029	185	1,675.00	20,100.00	13.93	1,167.00
MSMCB-C	Cricket Wireless	1,400	07/09/2017	08/08/2030	157	1,925.00	23,100.00	16.50	2,141.58
MSMCB-D	VIP Nails	1,400	11/01/2012	10/31/2027	180	1,600.00	19,200.00	13.71	1,200.00
MSMCB-E	Drayer Physical Therapy	4,200	10/19/2015	10/18/2030	180	4,182.50	57,750.00	13.75	0.00
MSMCB-F	Rapid Rentals	4,160	10/01/2025	09/30/2030	61	3,099.20	37,190.40	8.94	4,160.00
TOTAL		15,570				15,007.25	217,877.40	11.57	7,253.81

# PROPERTY OVERVIEW



SUITE	TENANT	SPACE SIZE
A	Hibachi Grill	1,470 SF
A1	All American Check Cashing	1,540 SF
B	1st Heritage Credit	1,400 SF
C	Cricket Wireless	1,400 SF
D	VIP Nails	1,400 SF
E	Rapid Rentals	4,160 SF
F	Drayer Physical Therapy	4,200 SF

# TRADE AREA OVERVIEW



# LOUISVILLE DEMOGRAPHICS

<b>Population</b>	
2025 Estimated Population	5,894
2030 Projected Population	5,729
2020 Census Population	6,056
2010 Census Population	6,494
Projected Annual Growth 2025 to 2030	-0.6%
Historical Annual Growth 2010 to 2025	-0.6%
2025 Median Age	39.0
<b>Households</b>	
2025 Estimated Households	2,351
2030 Projected Households	2,300
2020 Census Households	2,421
2010 Census Households	2,529
Projected Annual Growth 2025 to 2030	-0.4%
Historical Annual Growth 2010 to 2025	-0.5%
<b>Race and Ethnicity</b>	
2025 Estimated White	44.3%
2025 Estimated Black or African American	52.2%
2025 Estimated Asian or Pacific Islander	0.5%
2025 Estimated American Indian or Native Alaskan	0.2%
2025 Estimated Other Races	2.7%
2025 Estimated Hispanic	1.8%
<b>Income</b>	
2025 Estimated Average Household Income	\$73,097
2025 Estimated Median Household Income	\$41,483
2025 Estimated Per Capita Income	\$29,280
<b>Education (Age 25+)</b>	
2025 Estimated Elementary (Grade Level 0 to 8)	4.8%
2025 Estimated Some High School (Grade Level 9 to 11)	10.5%
2025 Estimated High School Graduate	38.4%
2025 Estimated Some College	17.6%
2025 Estimated Associates Degree Only	8.2%
2025 Estimated Bachelors Degree Only	14.5%
2025 Estimated Graduate Degree	6.1%



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