



PROPERTY FOR LEASE

College Park
832 Highway 19 N. ,
Meridian, MS 39307

PRESENTED BY:

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REAL ESTATE SOUTHEAST

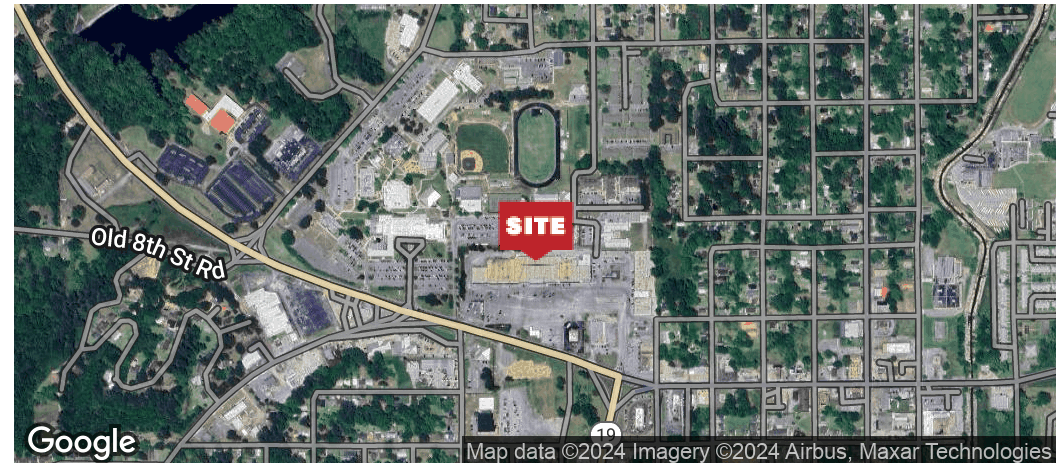
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P. O. Box 681955

Prattville, AL 36068

Executive Summary

COLLEGE PARK SHOPPING CENTER - MERIDIAN | 832 HIGHWAY 19 N. , MERIDIAN, MS 39307



OFFERING SUMMARY

Available SF:	600 - 43,560 SF
Lease Rate:	\$4.59 - 28.00 SF/yr (NNN; MG)
Lot Size:	10.17 Acres
Year Built:	1971
Building Size:	143,038
Renovated:	1989
Zoning:	B-3
Market:	MS-AL
Submarket:	Meridian East-Central

PROPERTY OVERVIEW

Busy community shopping center located at the apex of Hwy. 19, Old Hwy. 80 and 49th Ave., in front of Meridian Community College. Great access and visibility. Grocery and junior anchor spaces available. Rose's expanded and opened Q2/2024. Renovations in progress.

PROPERTY HIGHLIGHTS

- Busy community shopping center located at the apex of Hwy. 19, Old Hwy. 80 and 49th Ave.
- Adjacent to Meridian Community College.
- Great access and visibility.
- Grocery and anchor spaces available 18,084 - 36,206 SF
- Property renovations in progress Q1-2/24
- Rose's relo/expansion in progress Q2/24, opening Q2/24.
- See info link: <https://www.realestatesoutheast.com/properties/?propertyId=CollegePark>

Property Details & Highlights

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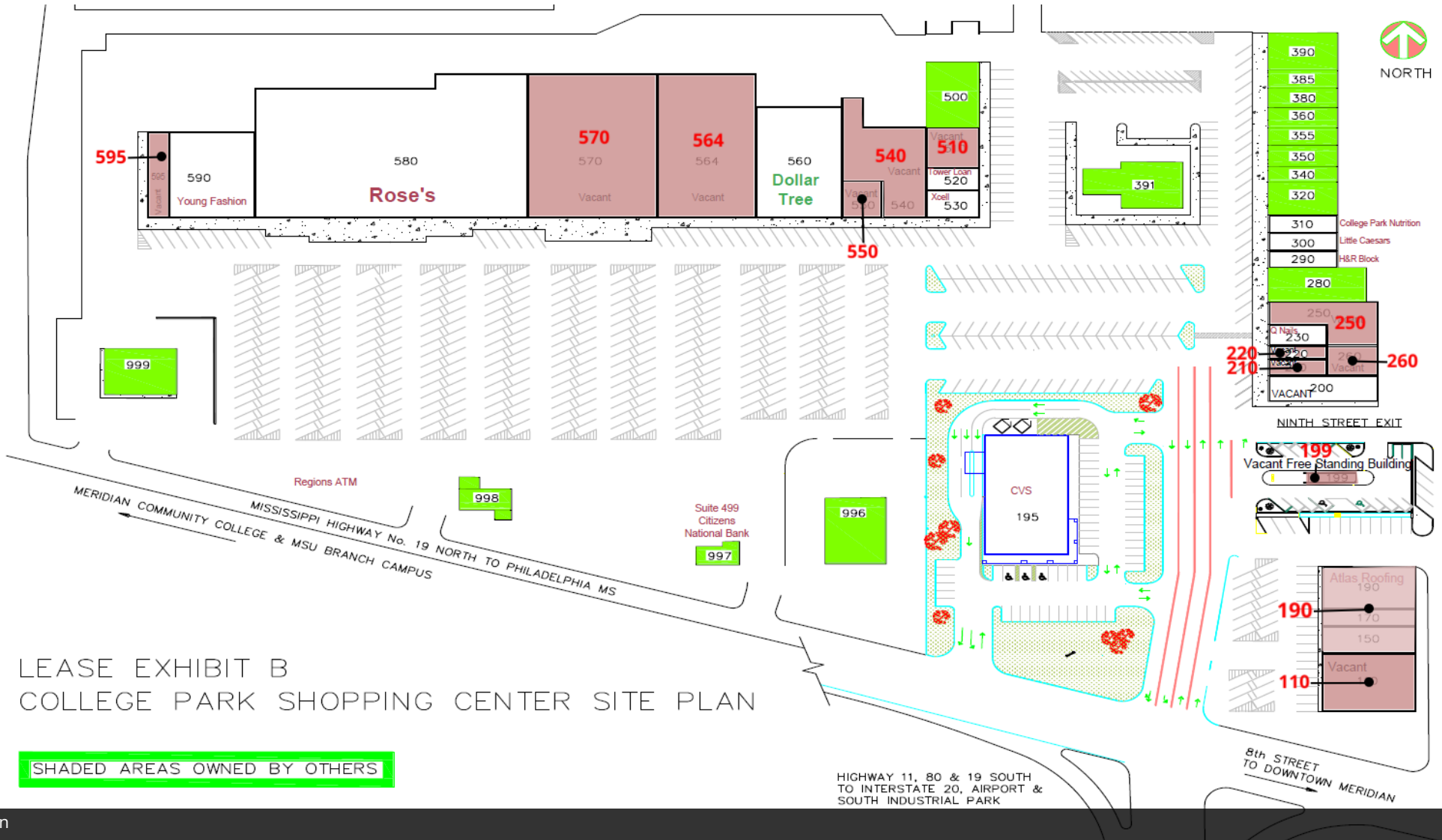
Building Name	College Park Shopping Center - Meridian
Property Type	Retail
Property Subtype	Community Center
Building Size	143,038 SF
Lot Size	10.17 Acres
Year Built	1971
Year Last Renovated	1989

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- Great access and visibility.
- Grocery anchor space available.

Available Spaces

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LEASE EXHIBIT B
COLLEGE PARK SHOPPING CENTER SITE PLAN

Site Plan

Available Spaces

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
110	Available	5,250 SF	NNN	\$10.00 - 12.00 SF/yr	Former Blockbuster Video. Highly visible endcap unit.
190	Available Soon	10,296 SF	NNN	\$8.00 - 10.00 SF/yr	Office or medical space available 12/31/2024. Part of a free standing building.
199	Available	600 SF	NNN	\$26.00 - 28.00 SF/yr	Free standing building.
210	Available	1,405 SF	NNN	\$12.00 - 14.00 SF/yr	-
220	Available	870 SF	NNN	\$14.00 - 16.00 SF/yr	-
250	Available	3,600 SF	NNN	\$10.00 - 12.00 SF/yr	-
260	Available	1,670 SF	NNN	\$12.00 - 14.00 SF/yr	-
510	Available	3,080 SF	NNN	\$10.00 - 12.00 SF/yr	-
540	Available	4,755 SF	NNN	\$10.00 - 12.00 SF/yr	-
550	Available	992 SF	NNN	\$14.00 - 16.00 SF/yr	-
564	Available	10,000 - 36,206 SF	NNN	\$7.00 - 9.00 SF/yr	Currently Occupied by Rose's. Expanding within College Park Shopping Center in 2024.
570	Available	10,000 - 36,206 SF	NNN	\$7.00 - 9.00 SF/yr	Former Save-A-Lot
595	Available	2,000 SF	NNN	\$14.00 - 16.00 SF/yr	End cap space.

Retailer Map

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