

For Lease

**NAI**UCR Properties

# Greenville South Shopping Center

1746 Mississippi 1, Greenville, MS 38701

**Allen Carr, CCIM**

601.981.6800

[allen@ucrproperties.com](mailto:allen@ucrproperties.com)

660 Katherine Drive Suite 402 | Jackson, MS 39232 | [ucrproperties.com](http://ucrproperties.com)



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## Greenville South Shopping Center



### PROPERTY DESCRIPTION

Available for lease, the Greenville South Shopping Center is a 150,000 square foot grocery-anchored neighbor retail property offering junior box and small in-line suites. Anchored by one of the top performing Kroger stores in the Mississippi delta region, and featuring other tenants such as Shoe Show and It's Fashion, this property has a steady stream of customer traffic that can benefit any type of retail business. Located along Highway 1, this property features superior visibility and access and is benefitted by being shadow anchored by Wal-Mart and Lowes. In addition to the retail vacancies, there is an expansive warehouse opportunity on the rear of the property.

Lease Rate:	\$3.50 - 14.00 SF/yr (NNN)
Available SF:	900 - 52,274 SF
Building Size:	177,485 SF
Parking:	744 spaces
Anchor:	Kroger
Traffic:	21,750 VPD

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,296	9,347	11,840
Total Population	3,102	22,802	29,087
Average HH Income	\$75,159	\$61,622	\$60,441

### SPACES

### LEASE RATE

### SPACE SIZE

1746D	\$8.00 SF/yr	8,084 SF
1768	\$14.00 SF/yr	900 SF
1792	\$12.00 SF/yr	2,400 SF
O	\$12.00 SF/yr	2,620 - 5,700 SF
1820D	\$12.00 SF/yr	3,080 - 5,700 SF
Former Wal-Mart warehouse	\$3.50 SF/yr	52,274 SF

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## NOTE:

ALL OF THE TENANT NAMES WHICH ARE INDICATED ON THIS PLAN REPRESENT THOSE LEASERS WHICH ARE EXECUTED, OUT FOR SIGNATURE, IN NEGOTIATION OR PROPOSED. ALL TENANTS SPECIFIED MAY NOT ACTUALLY COME INTO EXISTENCE. ALL SQUARE FOOTAGE AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.

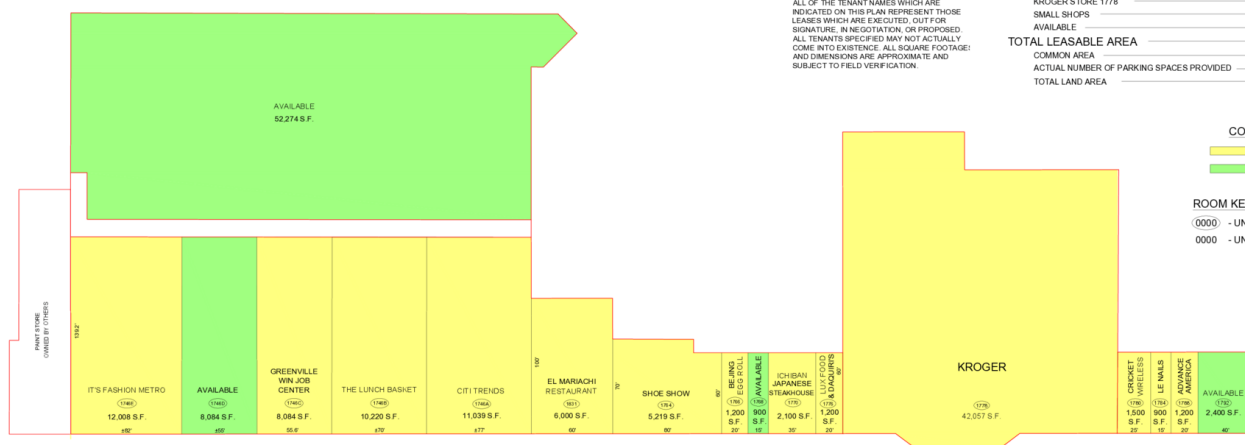
## DEVELOPMENT DATA

KROGER STORE 1778	42,057 S.F.
SMALL SHOPS	74,154 S.F.
AVAILABLE	61,274 S.F.
<b>TOTAL LEASABLE AREA</b>	<b>177,485 S.F.</b>
COMMON AREA	4,880 S.F.
ACTUAL NUMBER OF PARKING SPACES PROVIDED	744 CARS
TOTAL LAND AREA	±18.83 AC.

**COLOR KEY**  
OCCUPIED  
AVAILABLE

## ROOM KEY

0000 - UNIT NUMBER  
0000 - UNIT SQUARE FOOTAGE



## LEASE PLAN FOR GREENVILLE SOUTH

1746-1832 MISSISSIPPI 1 SOUTH  
GREENVILLE, MS 38701  
WASHINGTON COUNTY

BI GREENVILLE, LLC  
BON INVESTMENTS

MANAGED BY  
**A&Z**  
REAL ESTATE

231 MARKET STREET  
JOHNSTOWN, PA 15901  
(814) 254-4004  
a2zreinc.com  
info@a2zreinc.com

DATE: 06.14.2025

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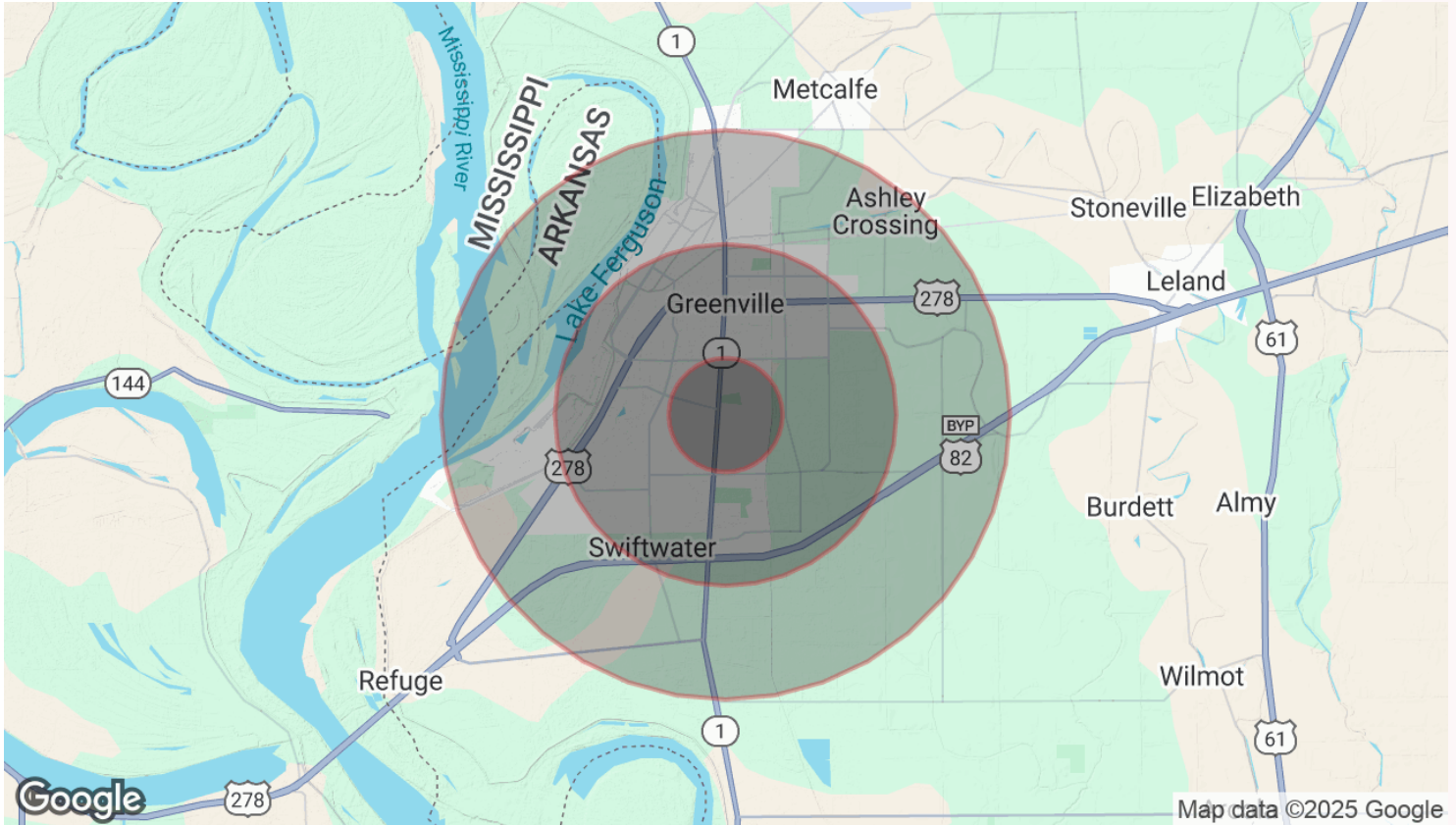
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,102	22,802	29,087
Average Age	42	41	41
Average Age (Male)	40	39	39
Average Age (Female)	44	43	42

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,296	9,347	11,840
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$75,159	\$61,622	\$60,441
Average House Value	\$127,548	\$142,296	\$142,725

Demographics data derived from AlphaMap