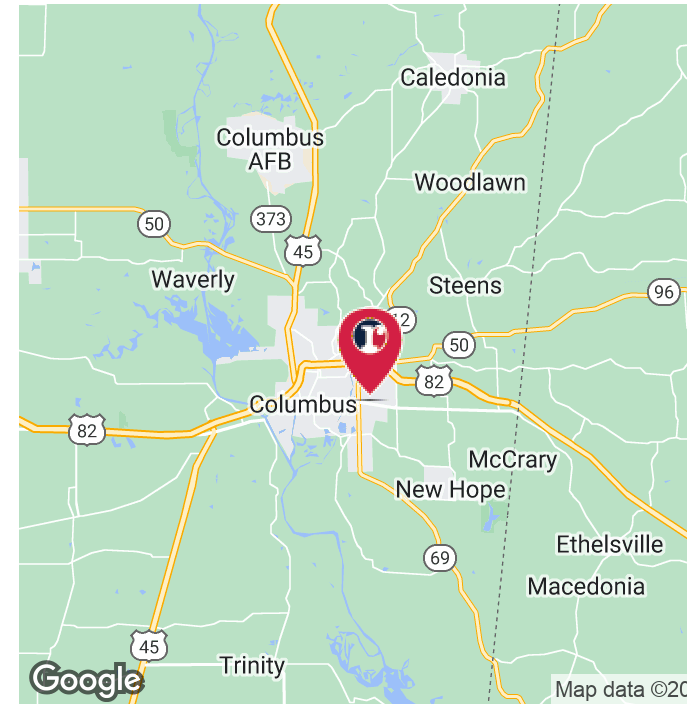


GATEWAY SHOPPING CENTER

221 Alabama Street Columbus, MS 39702



RETAIL PROPERTY FOR LEASE | Excellent Opportunity to Join National Tenants

Property Highlights

- Available: spaces ranging from 2,500-24,000 SF
- Located with multiple points of access and at a signalized intersection of Alabama St. and N. Brower St.
- Signage available for the former Fred's Space
- Ample Parking
- Existing tenants include Food Giant, Walgreens, Roses, Hibbett's, Citi Trends & Dollar Tree
- Lease for 0.68 acre pad adjacent to Sonic is fully executed, tenant coming soon
- Located just 12 miles from Columbus' Air Force Base with a population of 2,697

Demographics	3 Miles	5 Miles	10 Miles
Total Households	9,190	15,114	20,364
Total Population	23,522	38,344	51,505
Average HH Income	\$48,923	\$55,325	\$57,856

Traffic Counts

19,117 VPD (Alabama Street)

JOE STRAUSS, CCIM
205.490.2831
jstrauss@retailspecialists.com

WALKER REICH
205.490.2823
walker@retailspecialists.com

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability for error or omissions.

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GATEWAY SHOPPING CENTER

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AVAILABLE SPACE | FOR LEASE



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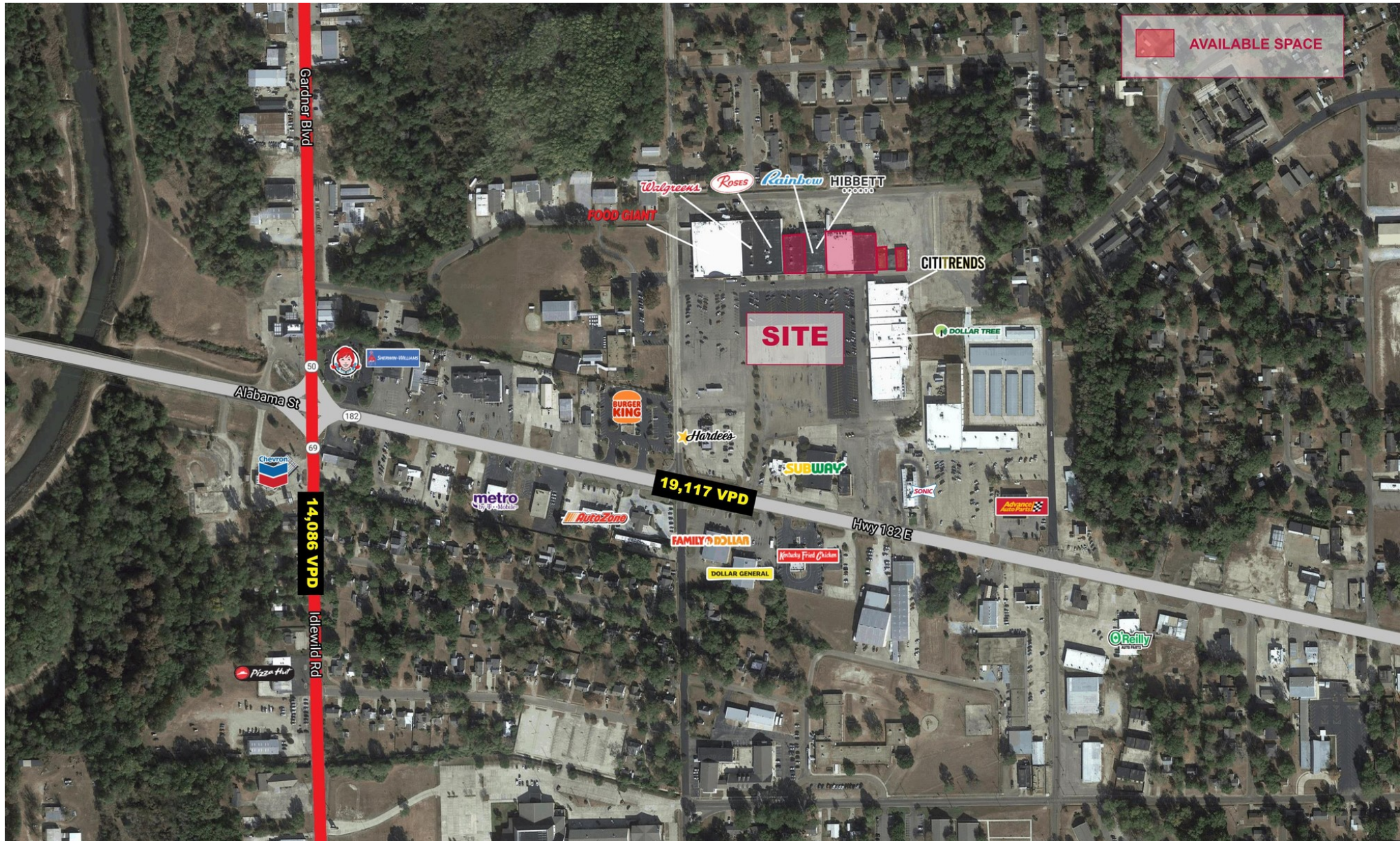
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GATEWAY SHOPPING CENTER

221 Alabama Street Columbus, MS 39702

AERIAL | FOR LEASE



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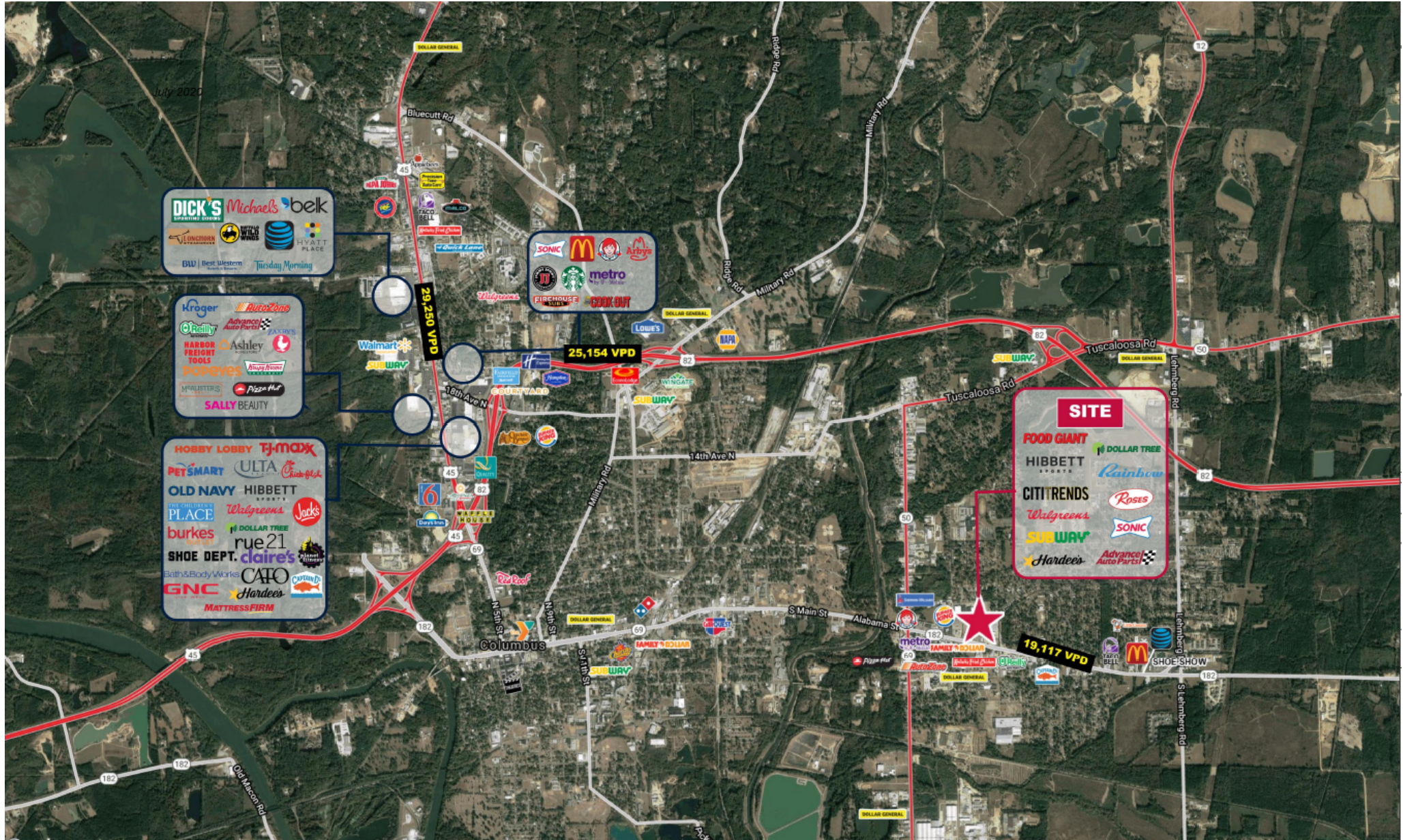
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GATEWAY SHOPPING CENTER

221 Alabama Street Columbus, MS 39702

MARKET AERIAL | FOR LEASE



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GATEWAY SHOPPING CENTER

221 Alabama Street Columbus, MS 39702

AVAILABLE SIGNAGE | FOR LEASE



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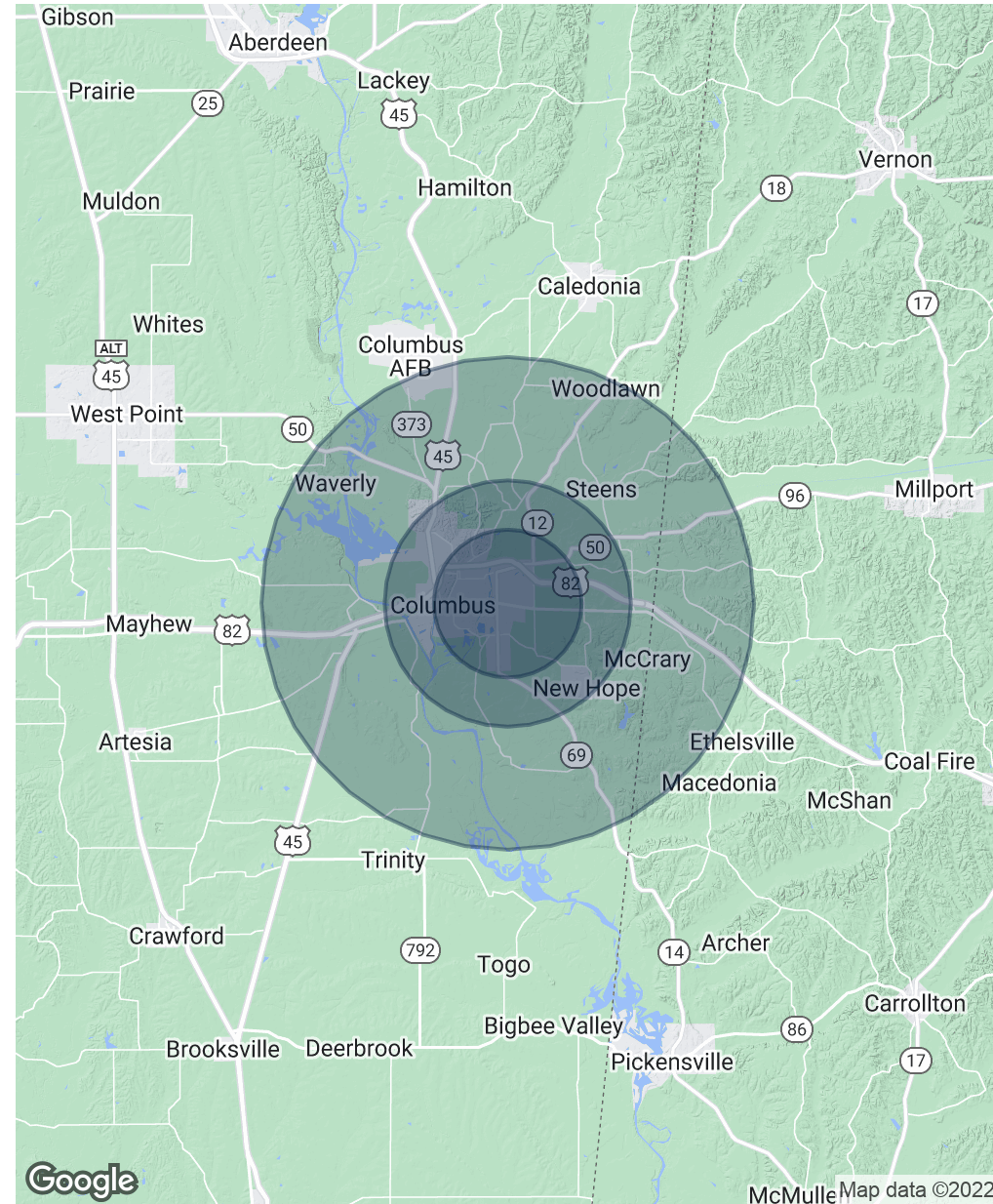
GATEWAY SHOPPING CENTER

221 Alabama Street Columbus, MS 39702

DEMOGRAPHICS MAP & REPORT | FOR LEASE

Population	3 Miles	5 Miles	10 Miles
Total Population	23,522	38,344	51,505
Average age	37.5	38.5	38.8
Daytime Population	34,069	47,183	59,394
Households & Income	3 Miles	5 Miles	10 Miles
Total households	9,190	15,114	20,364
# of persons per HH	2.43	2.45	2.47
Average HH income	\$48,923	\$55,325	\$57,856
Average house value	\$140,042	\$154,430	\$153,409

* Demographic data derived from SiteWise Pro



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