

HWY 18 JACKSON

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This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 5225 Hwy 18 W, Jackson, MS 39209 ("Property"). It has been prepared by Cedar William. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Cedar William. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Cedar William, nor their officers, employees, or agents, makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Cedar William expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or any of its affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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PROPERTY SUMMARY

Cedar William, as the exclusive advisor to the Owner, proudly presents a premier investment opportunity to acquire a 100% fee simple interest in Highway 18 Plaza, a high-performing retail strip center located at 5225 Hwy 18 W, Jackson, MS 39209. Spanning 12,350 square feet, this multi-tenant property is strategically positioned across from a Walmart Supercenter and Lowe's, two major retail anchors that drive significant traffic to the area. Built in 1986 on a 1.41-acre parcel, the center has been meticulously maintained and boasts a 100% occupancy rate, making it an attractive investment opportunity with stable cash flow, zero deferred maintenance, and significant investment appeal in the burgeoning market of Jackson, Mississippi.

Tenants and Occupancy

The retail center hosts a diverse mix of tenants, each contributing to the center's robust performance:

Subway: A globally recognized quick-service restaurant brand, Subway attracts a steady stream of customers seeking convenient meal options. Subway Renewed Early with 5 year extension.

Vape Con: A retailer specializing in vaping products and accessories, catering to the growing demand in the market.

Super Clean Laundry: A laundry service that draws regular foot traffic from local residents.

Financial Performance

Highway 18 Plaza is characterized by its strong financial performance:

Net Operating Income (NOI): \$177,000, reflecting the property's high rental income and effective management.

Expenses: \$46,231, demonstrating efficient operational control.

PROPERTY DETAILS

Address:	5225 Hwy 18 W, Jackson, MS 39209
County:	Hinds
Parcel:	830-82-012
Google Link:	https://maps.app.goo.gl/u2qS7b1AM3GofiPSA
Building Size:	12,350 SF
Land Area:	1.41 Acres 61,420 SF
Units:	6
Tenants:	3
Built:	1986
Parking:	53 Spaces
Construction:	Masonry
Type:	Retail Strip Center
Sprinklers:	Yes
Occupancy:	100%
WALT:	2.86 years
Frontage:	189' on MS-18 Hwy (with 2 curb cuts)
VPD:	32,000
Opportunity Zone:	Yes

FINANCIAL OVERVIEW

Occupancy:	100%
GOI:	\$218,904
Expenses:	\$46,231
Net Operating Income:	\$177,898
Asking Price:	\$1,950,000
Cap Rate:	9.1%

RENT ROLL

Unit	Unit	Square Footage	Lease Start	Lease End	Rent Mo.	Rent Yr.	Reimbursments	Total
Subway	A	1,900	3/1/20	10/31/30	\$3,192.00	\$38,304	\$5,225.00	\$43,529
Vacant - Master Lease	B	1,900			\$2,200.00	\$26,400	\$0.00	\$26,400
Vacant - Master Lease	C	1,717			\$3,300.00	\$39,600	\$0.00	\$39,600
Vape Con	D	1,387	3/1/22	5/15/30	\$2,200.00	\$23,800	\$0.00	\$26,400
Super Clean Laundry	E	5500	11/1/21	10/31/31	\$5,500.00	\$66,000	\$0.00	\$66,000
Vacant - Master Lease	E1	850			\$1,850.00	\$22,200	\$0.00	\$22,200
Total:		13,254			\$18,242	\$216,304	\$5,225	\$224,129
Occupancy Rate		66%						

*Note: Subway Pays 2.75 Per Sq. Ft. CAM/ Subway Renewed

EXPENSE SUMMARY

Gross Operating Income	\$218,904
Reimbursements	\$5,225
Adjusted Gross Income	\$224,129
Expenses	
Property Taxes	\$16,888.32
Landscaping & Groundskeeping	\$3,600.00
Insurance	\$6,529.00
Repairs and Maint.	\$3,545.64
Management Fee	\$13,134.24
Garbage	\$2,534.08
Total:	\$46,231.28
Net Operating Income (NOI)	\$177,897.72

PROPERTY HIGHLIGHTS

- * Highway Access
- * High Vehicles Per Day
- * Located across Highway 18 from Wal-Mart Supercenter and next to Lowe's Supercenter.
- * 66% occupancy | Master Lease Being Offered | Negotiable
- * Five Mile Population of 103,928
- * Well Maintained Property with Great Visibility
- * Property is One Mile away from Jackson State University (10,000 Students)
- *Value Add In Leasing Vacancies

Asking Price

\$1,950,000

Cap Rate

9.1%









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Jackson, the capital city of Mississippi, is renowned for its rich historical significance and vibrant cultural scene. As the largest city in the state, Jackson offers a unique blend of southern charm and economic vitality, making it a compelling destination for residents and investors alike.

Population and Demographics

Jackson is home to approximately 145,995 residents, with the greater metro area boasting a population of around 580,000. The median age in Jackson is 35.8 years, reflecting a balanced age distribution conducive to both workforce participation and family life. The city is characterized by a diverse demographic profile, with 82.2% of residents identifying as Black or African American, 16.2% as White, and smaller percentages of Hispanic, Asian, and other ethnic groups.

Economic Indicators

The economic landscape of Jackson is robust, supported by several key industries including educational services, healthcare, finance, real estate, and manufacturing. The median household income in Jackson is \$40,631, with the metro area median income at \$58,064. The city has experienced a positive employment growth of 2.75% from 2022 to 2023, indicating a healthy job market. About 60.5% of the population aged 16 and over are engaged in the civilian labor force.

Education

Education plays a significant role in Jackson’s community, with 87.3% of residents having at least a high school diploma, and 28.7% holding a bachelor’s degree or higher. The city is home to several notable higher education institutions, including Jackson State University, which enrolls over 10,000 students, Belhaven University, Millsaps College, and the University of Mississippi Medical Center..

Retail and Commercial Activity

The commercial landscape in Jackson is vibrant, featuring major retail centers and well-known brands. The Highway 18 Plaza, for example, benefits from its strategic location across from a Walmart Supercenter and Lowe’s. Additional retailers such as iHOP, Dollar Tree, Church’s Chicken, and McDonald’s contribute to the area’s retail appeal. Key commercial areas include Downtown Jackson, Highland Village, the Fondren District, and Northpark Mall.

DEMOGRAPHICS

POPULATION

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	2,356	42,123	108,432
2023 Population	1,832	35,457	96,296
2028 Population Projection	1,680	33,227	91,475
Annual Growth 2010-2023	-1.7%	-1.2%	-0.9%
Annual Growth 2023-2028	-1.7%	-1.3%	-1.0%

HOUSING

Median Home Value	\$60,550	\$64,829	\$81,426
Median Year Built	1986	1970	1971
Owner Occupied Households	121	5,370	16,725
Renter Occupied Households	494	5,845	14,864

2022 HOUSEHOLD INCOME

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$25,000	183	4,082	11,148
\$25,000 - 50,000	125	3,201	9,136
\$50,000 - 75,000	180	2,821	7,129
\$75,000 - 100,000	6	806	2,563
\$100,000 - 125,000	17	445	1,464
\$125,000 - 150,000	91	287	791
\$150,000 - 200,000	76	260	654
\$200,000+	0	169	568
Avg Household Income	\$64,403	\$49,442	\$51,119
Median Household Income	\$52,039	\$38,138	\$39,502



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SUBWAY

IHop

DOLLAR TREE

Walmart
Ahorras Dinero. Vives Mejor.

