

# EXECUTIVE SUMMARY



RETAIL PROPERTY FOR LEASE // VICKSBURG COMMONS SHOPPING CENTER // 4000 S FRONTAGE ROAD // VICKSBURG, MS 39180



## OFFERING SUMMARY

Available SF:	±1,500 – 10,000 SF
Base Lease Rate:	\$8.00 - \$12.00 / sq ft
Lot Size:	±9.41 Acres
Building Size:	±109,496 Square Feet

## PROPERTY OVERVIEW

The Property is improved with one, single-story retail building constructed in 1994 and positioned on one parcel totaling ±9.41 acres.

The tenant base consists of a complimentary mix of local tenants that supplies the city's consumers with a wide range of products and services to meet the needs of its residents.

Vicksburg is located along the Great River Road at the crossroads of Historic Highway 80 and Highway 61-America's Blues Highway.



**RUBIN KREMLING, CPM, CCIM**  
713.805.8030  
rkremling@tcprealty.com

# AVAILABLE SPACES



**LEASE TYPE** | NNN **TOTAL SPACE** 1,500 – 10,000 SF **LEASE TERM** | 3-10 Years **LEASE RATE** | \$8.00 - \$12.00 / sq ft  
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
101	Available	3,700 SF	NNN	\$8.00 - \$12.00 / sq ft
103	Available	3,010 SF	NNN	\$8.00 - \$12.00 / sq ft
105	Available	2,400 SF	NNN	\$8.00 - \$12.00 / sq ft
106	Available	2,400 SF	NNN	\$8.00 - \$12.00 / sq ft
108	Available	6,030 SF	NNN	\$8.00 - \$12.00 / sq ft
109	Available	2,730 SF	NNN	\$8.00 - \$12.00 / sq ft
110	Available	1,500 SF	NNN	\$8.00 - \$12.00 / sq ft
111	Available	4,570 SF	NNN	\$8.00 - \$12.00 / sq ft
115	Available	4,510 SF	NNN	\$8.00 - \$12.00 / sq ft
116	Available	5,260 SF	NNN	\$8.00 - \$12.00 / sq ft
119	Available	4,000 SF	NNN	\$8.00 - \$12.00 / sq ft
120	Available	8,510 SF	NNN	\$8.00 - \$12.00 / sq ft
121	Available	5,850 SF	NNN	\$8.00 - \$12.00 / sq ft
124	Available	3,150 SF	NNN	\$8.00 - \$12.00 / sq ft
127	Available	6,200 SF	NNN	\$8.00 - \$12.00 / sq ft
B2	Available	10,000 SF	NNN	\$8.00 - \$12.00 / sq ft



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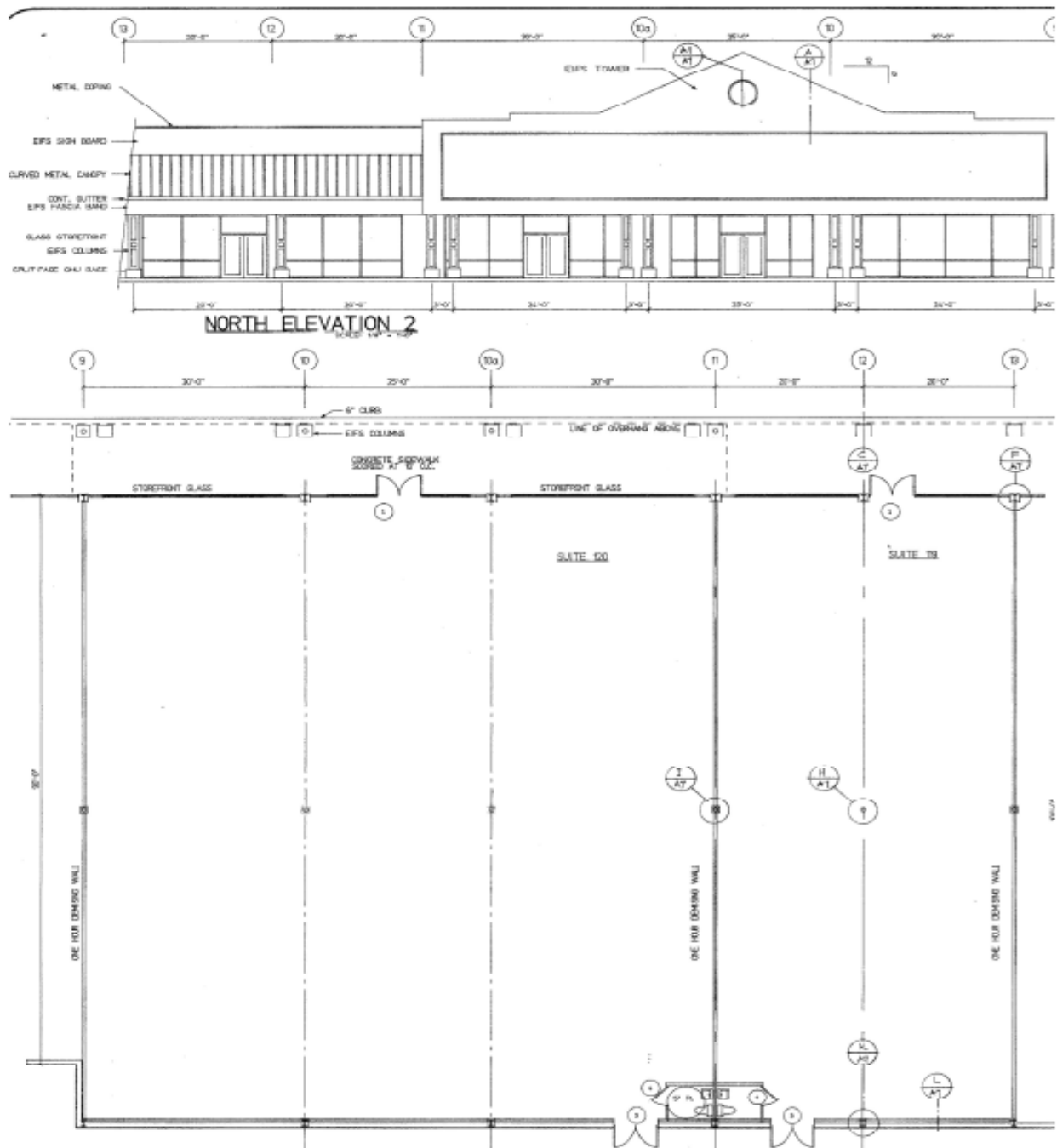
713.805.8030

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# SPACE PLANS

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Vicksburg Commons 4000 S. Frontage Road 39180 Suite 119 – 4,000sf Suite 120 – 8,500sf



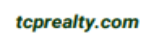
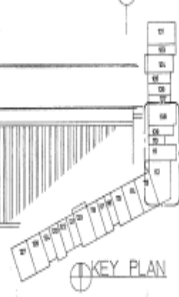
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**TCP REALTY SERVICES, LLC**  
Commercial Real Estate Investments and Services



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,500	29,500	32,603
Median age	38	40	40.3
Median age (Female)	39	40.1	41
Median age (Male)	36	39	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	10,648	12,868	25,450
# of persons per HH	2.5	2.3	1.28
Average HH income	\$39,458	\$39,386	\$40,661
Average house value	\$101,701	\$102,349	\$103,000

\* Demographic data derived from 2010 US Census



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## PROPERTY PHOTOS



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**WORKING WITH A REAL ESTATE BROKER****\*\*THIS IS NOT A LEGALLY BINDING CONTRACT\*\*****GENERAL**

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships. Several types of relationships are possible, and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction. The purpose of this Agency Disclosure form is to document an acknowledgement that the consumer has been informed of various agency relationships which are available in a real estate transaction. For the purposes of this disclosure, the term Seller and/or Buyer will also include those other acts specified in Section 73-35-3(1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or auction any real estate, or the improvements thereon including options."

**SELLER'S AGENT**

A property Seller can execute a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the Seller in securing a Buyer. A licensee who is engaged by and acts as the agent of the Seller only, is a Seller's Agent. A Seller's agent has the following duties and obligations:

- To the Seller: The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- To the Buyer and Seller: A duty of honesty and fair dealing.

**BUYER'S AGENT**

A Buyer may contract with an agent or firm to represent him/her. A licensee who is engaged in a Buyer Agency Agreement as the agent of the Buyer only is known as the Buyer's Agent in purchasing a property. A Buyer's Agent has the following duties and obligations:

- To the Buyer: The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- To the Seller and Buyer: A duty of honesty and fair dealing.

**DISCLOSED DUAL AGENT**

A real estate licensee or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both the Seller and Buyer. As a Disclosed Dual Agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A Disclosed Dual Agent has all the fiduciary duties to the Seller and Buyer that a Seller's agent or a Buyer's agent has except the duties of full disclosure and undivided loyalty.

➤ A Disclosed Dual Agent may not disclose:

- a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
- b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.
- c) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or
- d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

**AGENCY EXCEPTION: PROPERTY CONDITION DISCLOSURE STATEMENT (PCDS)**

Effective March 14, 2023, the Mississippi Code was amended to eliminate all duties and obligations of real estate agents to their clients or others concerning the Property Condition Disclosure Statement (PCDS) required for residential real estate transactions involving real estate agents, including (but not limited to) any responsibility for the completeness and accuracy of information contained in the PCDS, or for its delivery.

**IMPORTANT NOTICE: UNREPRESENTED "CUSTOMER"**

"Customer" shall mean a person not represented in a real estate transaction. It may be the Buyer, Seller, Landlord or Tenant. A Buyer may decide to work with a firm that is acting as the agent for a Seller (a Seller's Agent or Subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the Buyer properties as a Seller's Agent or as a Subagent working on the Seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer. Regarding the price and terms of an offer, the Seller's Agent will ask you (the Customer) to decide how much to offer for the property and upon what conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision. The Seller's Agent will present to the Seller any written offer that you ask them to present. You should not disclose any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying) because the Seller's Agent would be required to tell all such information to the Seller. As a Customer dealing with a Seller's Agent, you might desire to obtain the representation of an attorney, another real estate licensee, or both.

**THIS IS NOT A CONTRACT, THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE**

The below named Broker or Salesperson has informed me that real estate brokerage services may be provided to me as a:

- ☐ Client (The Licensee is my Agent. I am the Seller or Landlord.)  
☐ Client (The Licensee is my Agent. I am the potential Buyer or Tenant.)  
☐ Client (All Licensees of the Brokerage Firm may become Disclosed Dual Agents.)

☐ Customer (The Licensee is not my Agent.)

**\*\*Use "Customer signature" space, below\*\***

By signing below, I acknowledge (1) that I received this informational document and explanation prior to the exchange of confidential information which might affect the bargaining position in a real estate transaction involving me, and (2) that the identified Licensee and Brokerage are NOT my Agent for any purpose related to a PCDS connected to any potential transaction (as detailed in "AGENCY EXCEPTION..." above).

TCP VICKSBURG, LLC (Client signature)	TCP REALTY SERVICES LLC (Licensee signature)	(Customer signature)	(Date)
TCP VICKSBURG, LLC (Client signature)	TCP REALTY SERVICES LLC (Licensee Brokerage)	(Customer signature)	(Date)

**LICENSEES:** Provide a copy of this disclosure acknowledgement form to all signatories and retain signed original for your files. MREC Rev 06/2023

