

Marketing Presentation



703 EAST CHURCH STREET, BOONEVILLE, MISSISSIPPI
86,280 SF VACANT SHOPPING CENTER
FOR SALE AT \$2,900,000
FOR LEASE AT \$10/SF

Exclusive Listing Agents:

Mississippi Commercial Realty

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SOCIETY OF INDUSTRIAL
AND OFFICE REALTORS®





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Description

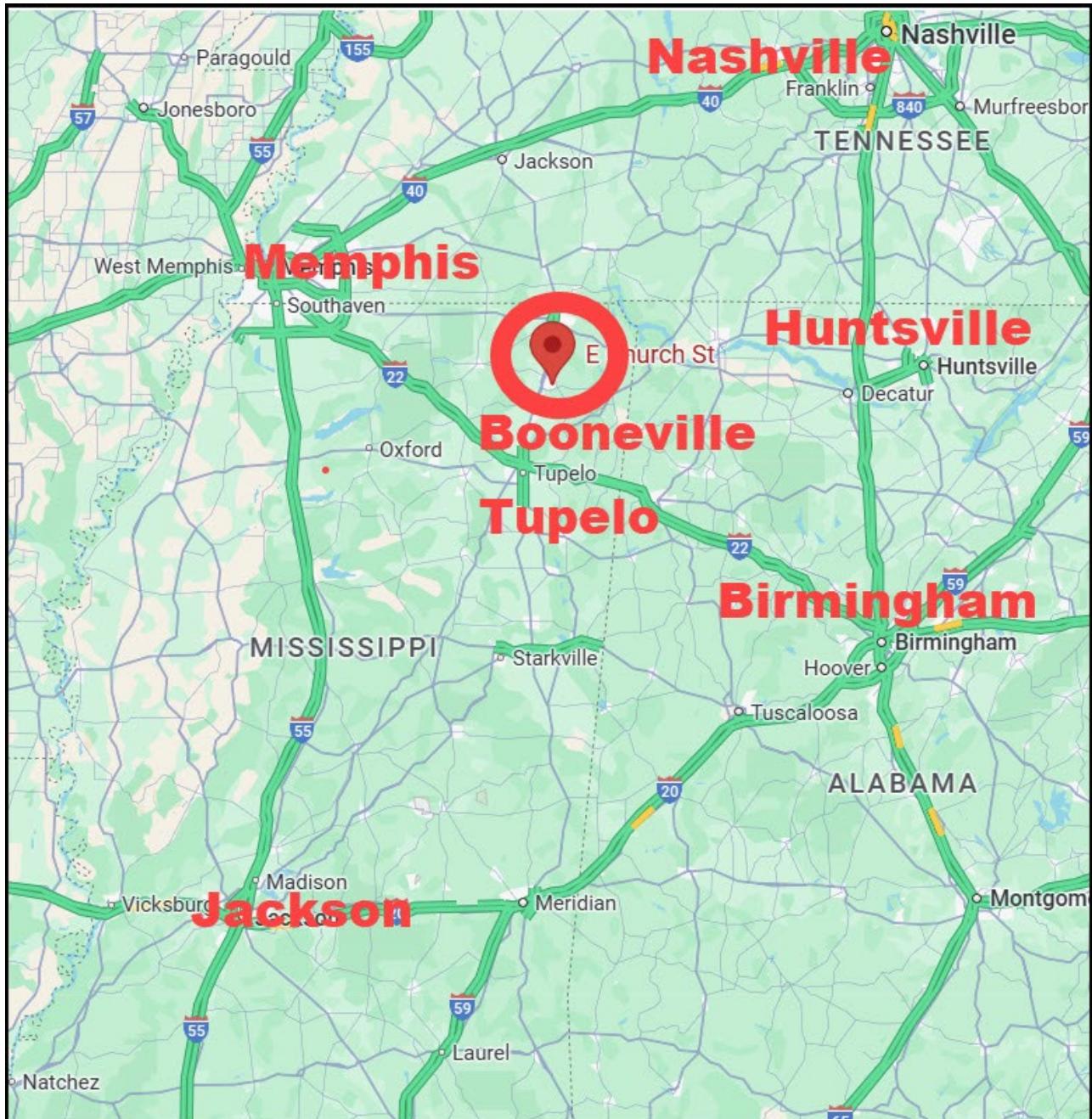
The property is an 86,280 square foot vacant shopping center on 6.5 acres paved parking in Booneville, Mississippi. The shopping center has a 340 frontage on East Church Street, which runs east/west from downtown to Mississippi Highway 4. Constructed in 1995, the current owner in 2025 replaced the roof at a cost of \$1,700,000 and installed new HVAC units. The owner also constructed 95 climate controlled mini-storage units inside approximately 37,000 square feet of the property, and the remaining 48,952 square feet is vacant. Property taxes are fixed at \$6,500 annually for 10 years.





Location/ESRI Demographics

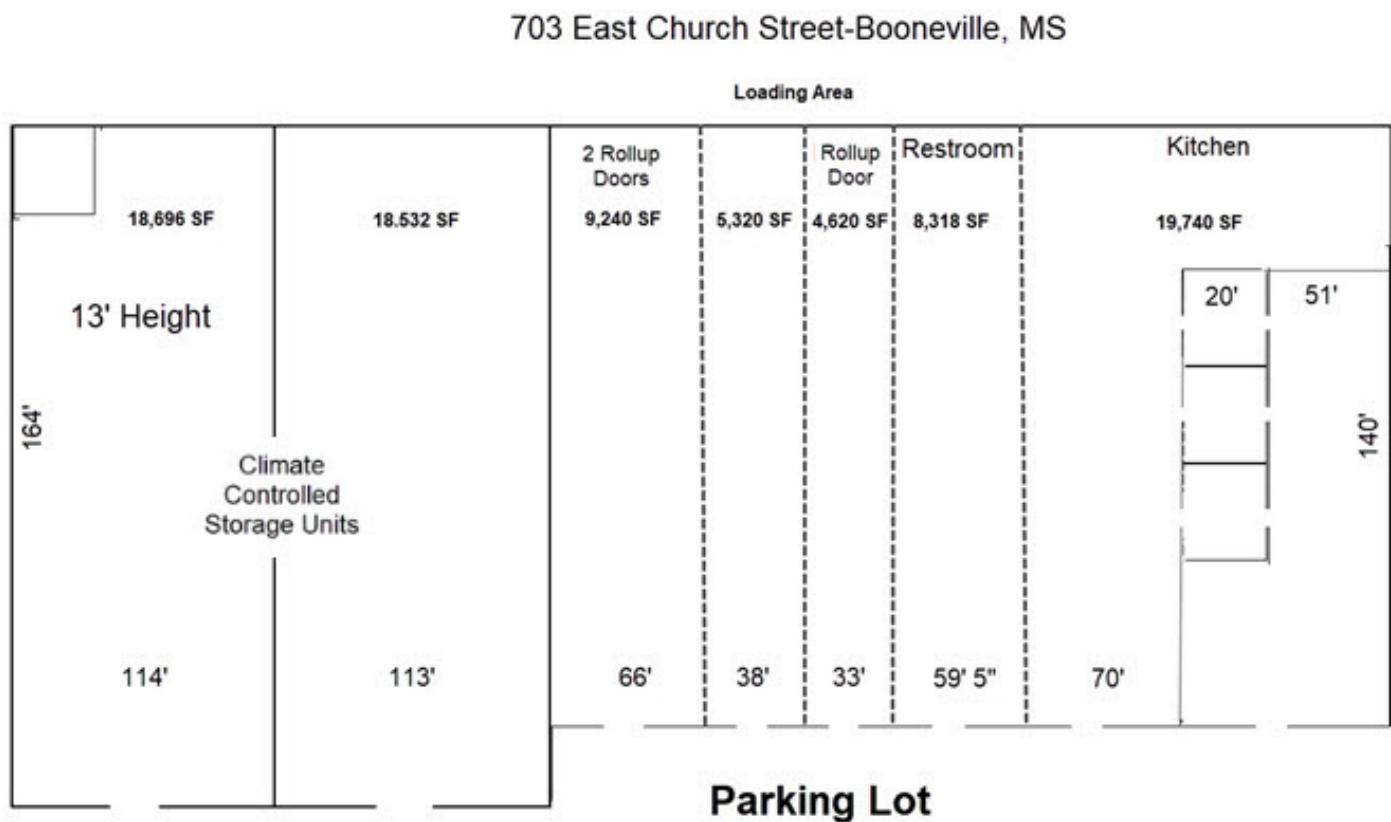
The shopping center is located in Booneville, Mississippi, accessed by Mississippi Highway 45 which connects 30 miles south to Interstate 22 at Tupelo, Mississippi.





Floor Plan

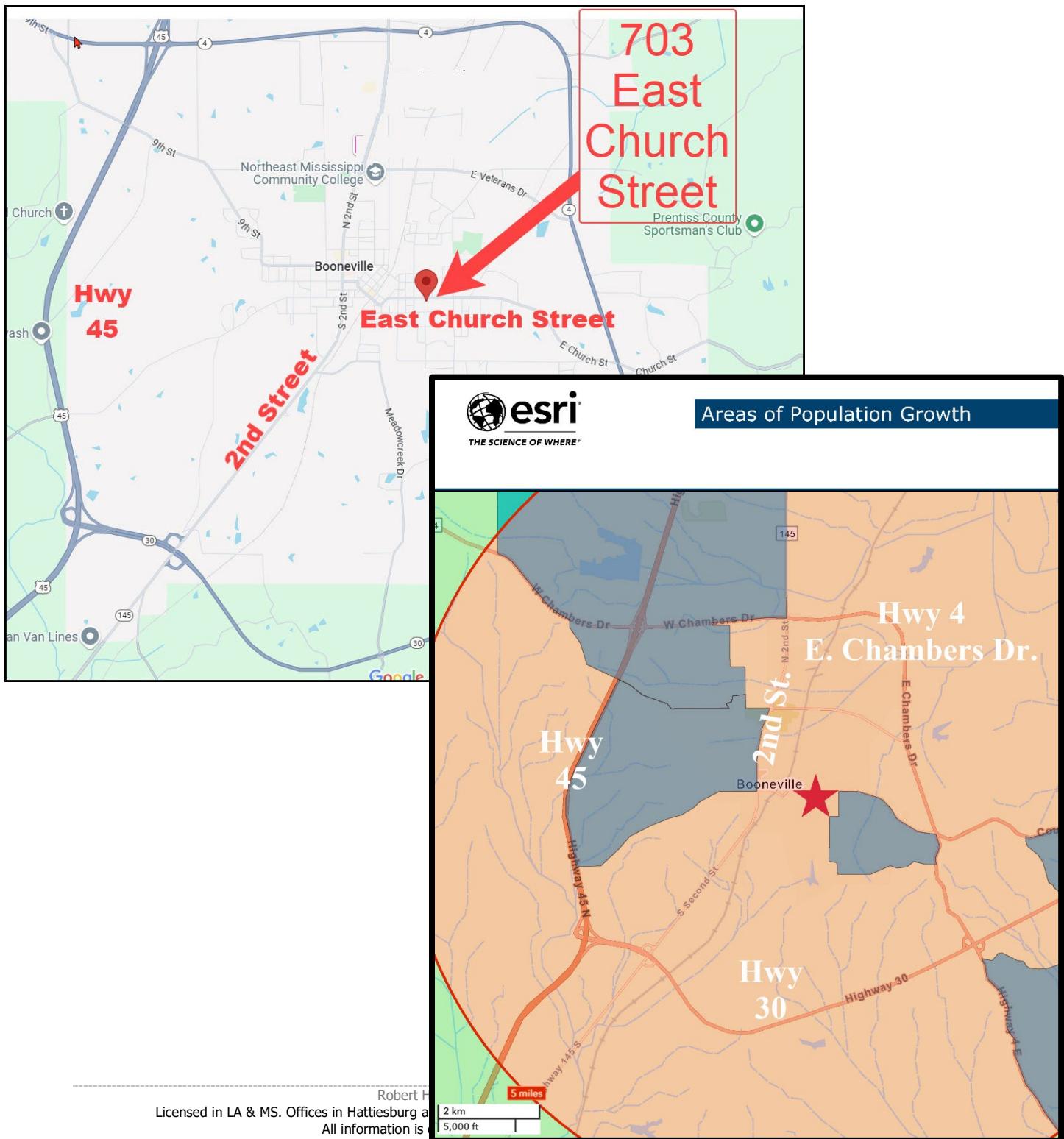
The 86,280 SF building currently has partial walls that allow 7 separate spaces, each approximately 140 feet deep and widths ranging from 33 feet to 113 feet. The vacant interior spaces have new electrical wiring and 8 new HVAC units. The center spaces shown as dotted lines have studded walls and are not sheetrocked.





Population Growth Areas

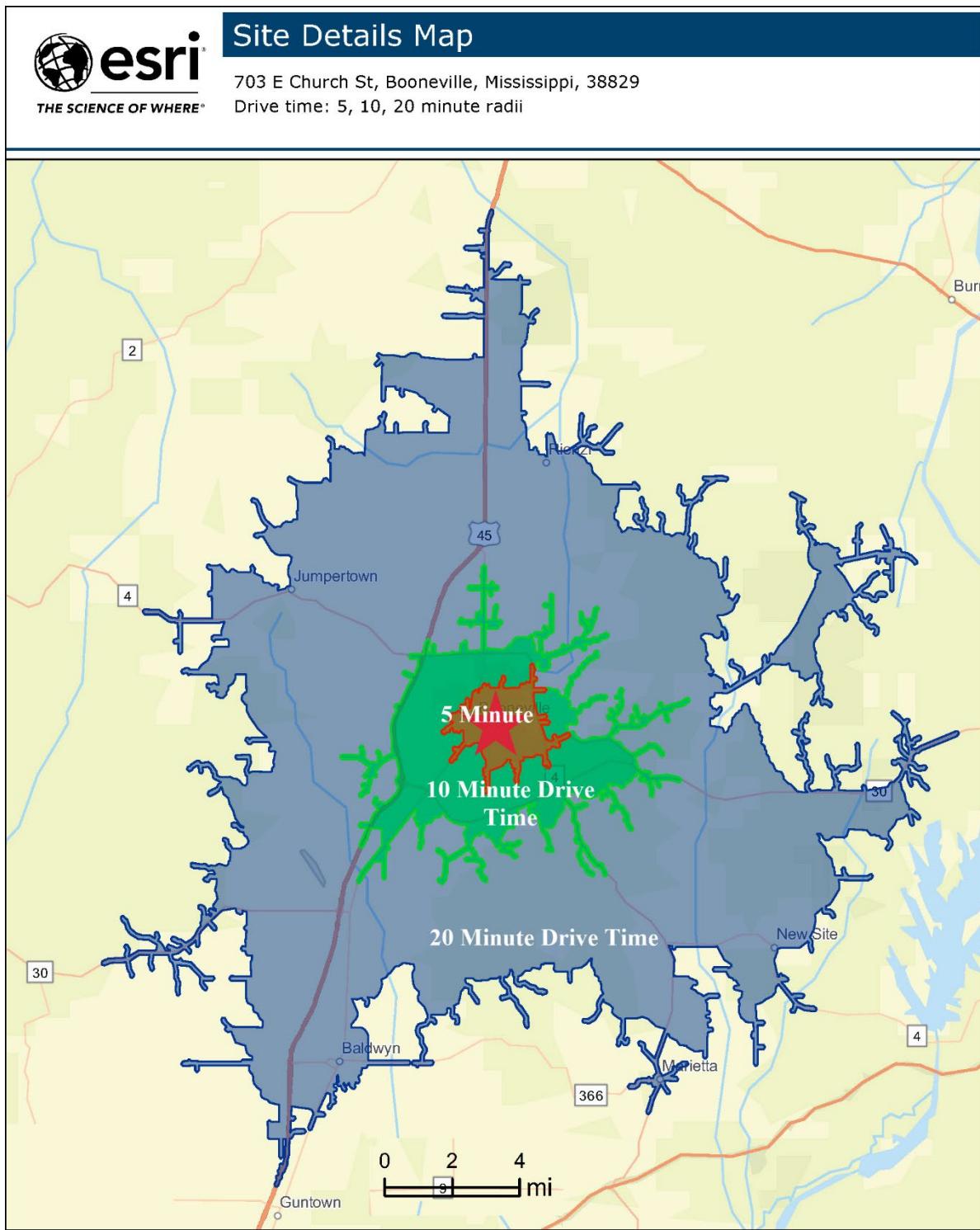
The property has 340 feet fronting East Church Street and is located between two of the highest growth rate areas of the population (shown in grey in the 2nd map below): one growth area is one mile northwest along highway 45 and another population growth area is adjacent to the property and runs east to Chambers Drive.





Drive Time Map

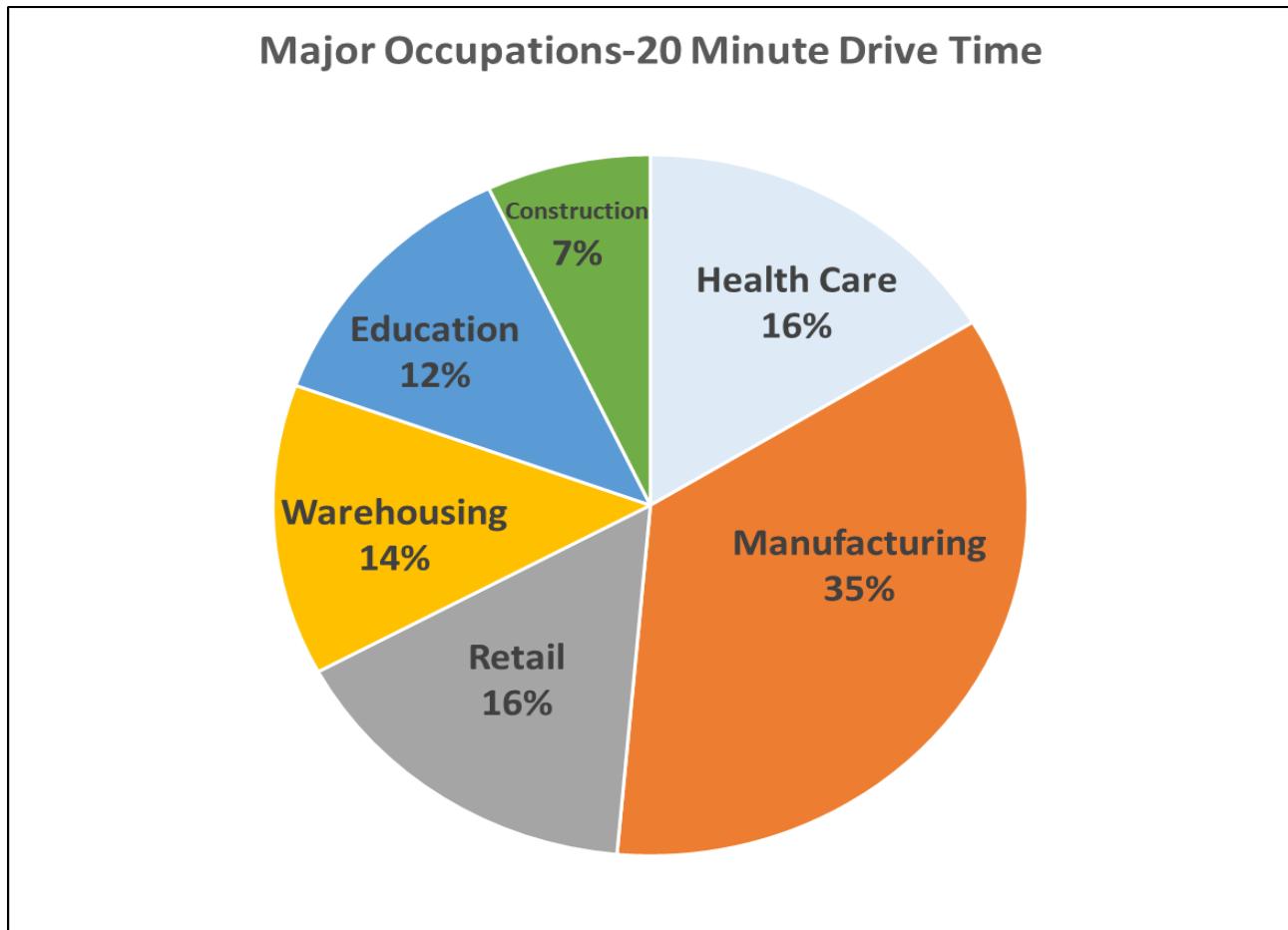
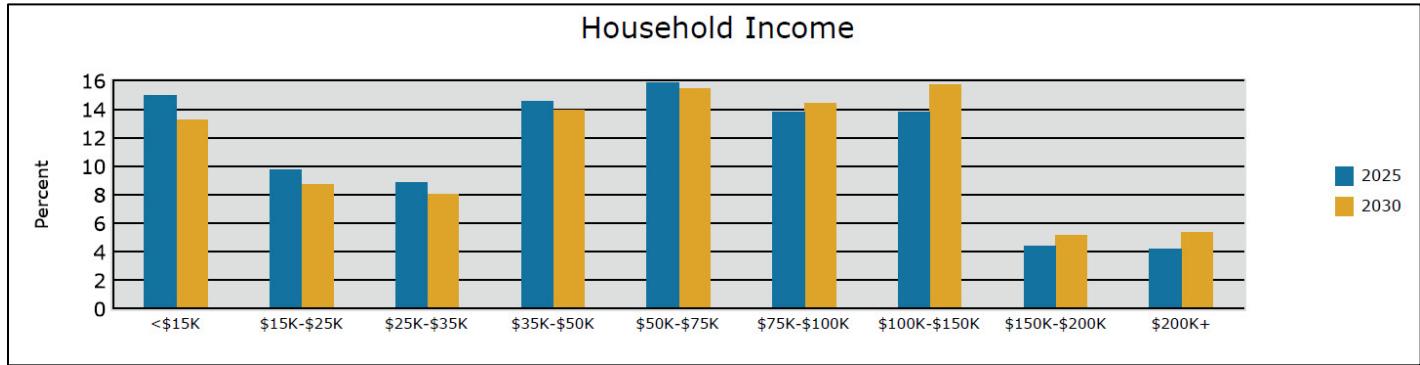
Booneville's population within a 20 minute drive time is 22,000, and retailers benefit from an expanded area of demand due to the ease of access from Highway 45.





Income & Employment

Household income averages \$52,000, and manufacturing is the major employer, followed by health care and retail.





Retail Demand

Within a 20 minute drive time, these businesses should be feasible in this location due to residents' spending:

Discount
Grocer

Restaurants

Used Car
Dealer

Building
Materials

Garden
Equipment

The table below shows the total amount spent by residents within a 20 minute drive time in the major categories:

Industry Subsector & Group	Average Amount Spent	Total Spent
Food and Beverage Stores	\$4,107.82	\$35,906,488
General Merchandise Stores	\$3,207.27	\$28,034,727
Gasoline Stations	\$3,076.12	\$26,888,327
Warehouse Clubs, Supercenters	\$2,957.10	\$25,848,048
Restaurants	\$2,798.29	\$24,459,896
Motor Vehicle & Parts Dealers	\$2,413.55	\$21,096,860
Electronic Shopping and Mail-Order Houses	\$1,675.36	\$14,644,347
Bldg Material & Garden Equipment	\$1,113.59	\$9,733,930
Clothing and Clothing Accessories Stores	\$810.15	\$7,081,547
Health and Personal Care Stores	\$663.22	\$5,797,184
Furniture and Home Furnishings Stores	\$650.89	\$5,689,473
Sporting Goods, Hobby, Musical, Book Stores	\$308.91	\$2,700,191



About Mississippi Commercial Realty



Mississippi's only commercial real estate broker with the CCIM and SIOR designations, an MBA and the appraiser's practitioner license. We are known for using the latest technology to help landlords and tenants solve their real estate problems, bringing a high level of ethical conduct to the industry, with great attention to detail and professionalism.

We have expertise in every sector of commercial real estate, completing these landmark projects:

- The largest office space lease in Hattiesburg.
- One of the largest hotel acquisitions.
- The largest warehouse disposition in downtown New Orleans.
- Several of the largest apartment developments.
- The largest land disposition for residential development in Louisiana.

Nationally recognized expertise with expedited results:

- Named Top 50 Financial Executive by CityBusiness Magazine.
- Named Top 100 Investment Executive in the U.S., 1994, by Financial Planning Magazine.
- Member National Association of Realtors.
- Past President, International Association of Financial Planners.
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- Past industry panel member for the NASD Board of Arbitrators.
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More national publications than any other real estate broker in the state:

- *Commercial Investment Real Estate Magazine*- "Valuing Commercial Real Estate Using Regression Analysis".
- *Commercial Investment Real Estate Magazine*- "Visualizing Risk In a Lease Buyout Decision".
- *Commercial Investment Real Estate Magazine*- "Using Lifestyle Demographic Analysis To Make Better Commercial Real Estate Decisions".
- *Chief Executive Officer Magazine*- "Return of The AutoMat".
- *Registered Representative Magazine*- 'Growing Your Business By Providing a Higher Level of Services'.

What makes our firm different is that our clients never have to worry about conflicts of interest. We never accept work where clients compete. Our competitive advantage is that we use technology to solve problems and are dedicated to providing clients and colleagues with the knowledge to help make better real estate decisions.