

## FOR LEASE

### PROPERTY SUMMARY

Meadowbrook Shopping Center is located in northern Jackson, Mississippi, at the intersection of North State Street and Meadowbrook Road near Interstate 55. Meadowbrook Road is a major east/west thoroughfare in this part of the city. North State Street is a major north/south thoroughfare leading traffic to and from downtown Jackson.

### AVAILABLE

- 28,625 SF - Prior Fred's
- 0.4 - 0.8 Acre Vacant Outparcel - Prior Trustmark Bank
- 2,750 SF Potential Redevelopment Pad Site - Prior Regions Bank

### TENANTS

- Piggly Wiggly
- Dollar Tree
- DTLR
- Hair Plus Beauty Supply

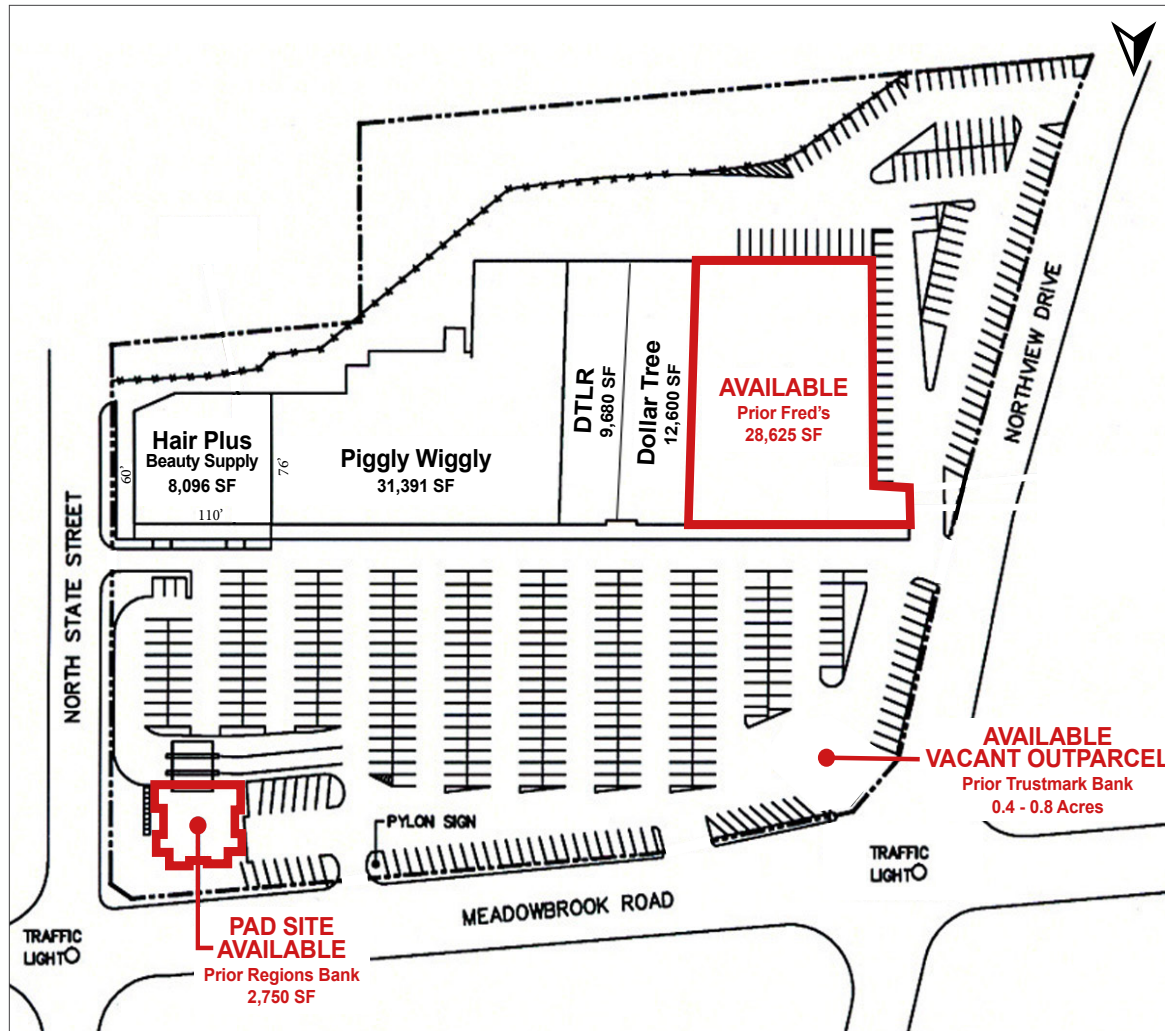
### TRAFFIC COUNTS (ADT 2025)

- On Meadowbrook Road: 8,700
- On North State Street: 11,000

| 2026 DEMOGRAPHICS | 1 MI     | 3 MI     | 5 MI     |
|-------------------|----------|----------|----------|
| Population        | 7,664    | 53,638   | 96,897   |
| Average HH Income | \$76,747 | \$79,013 | \$75,352 |



## SITE PLAN



Click image for larger view

