

# Executive Summary

For Lease

## Pemberton Plaza



### Property Summary

**Available SF:** 1,200 - 2,800 SF

**Lease Rate:** \$15.00 - 16.00 SF/yr  
(NNN)

**Lot Size:** 7.42 Acres

**Building Size:** 69,950 SF

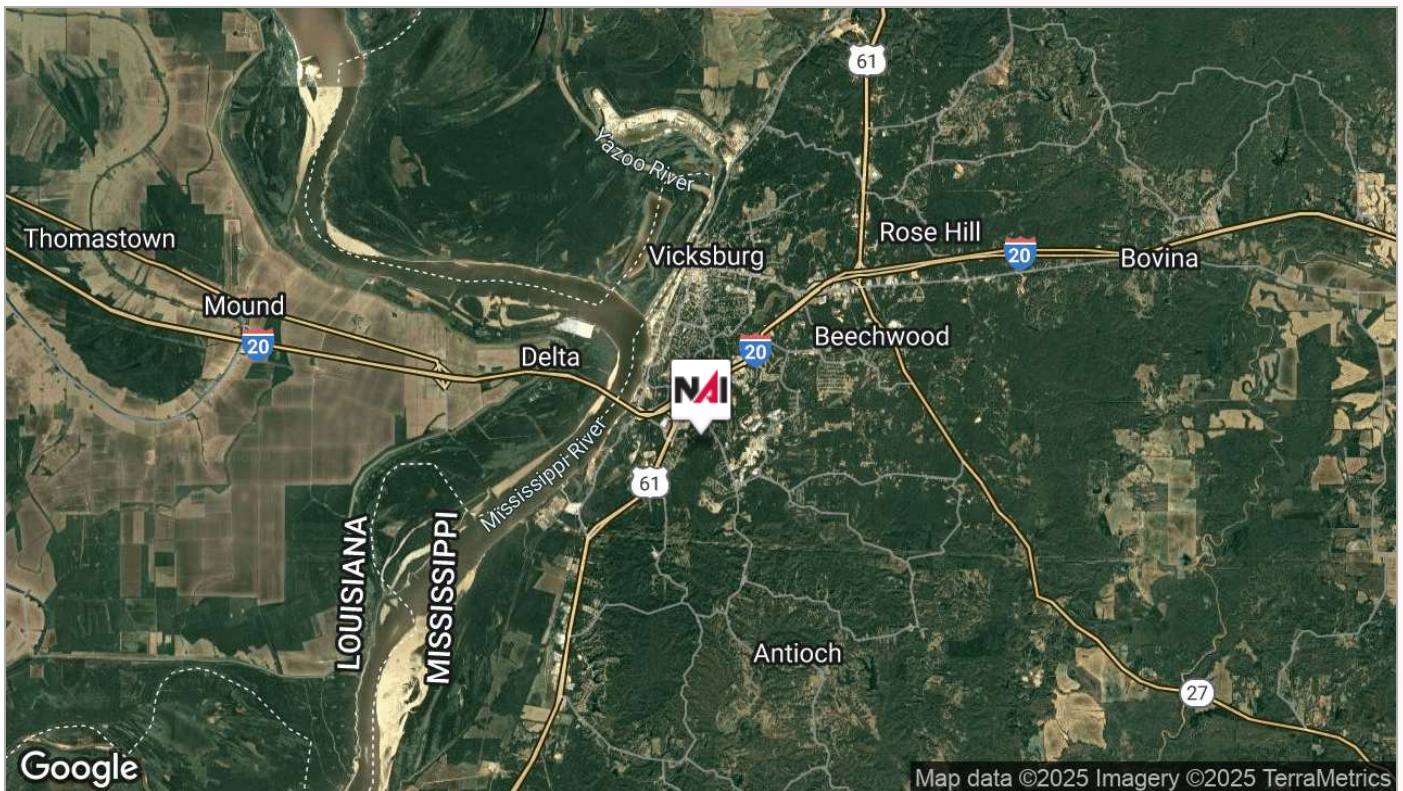
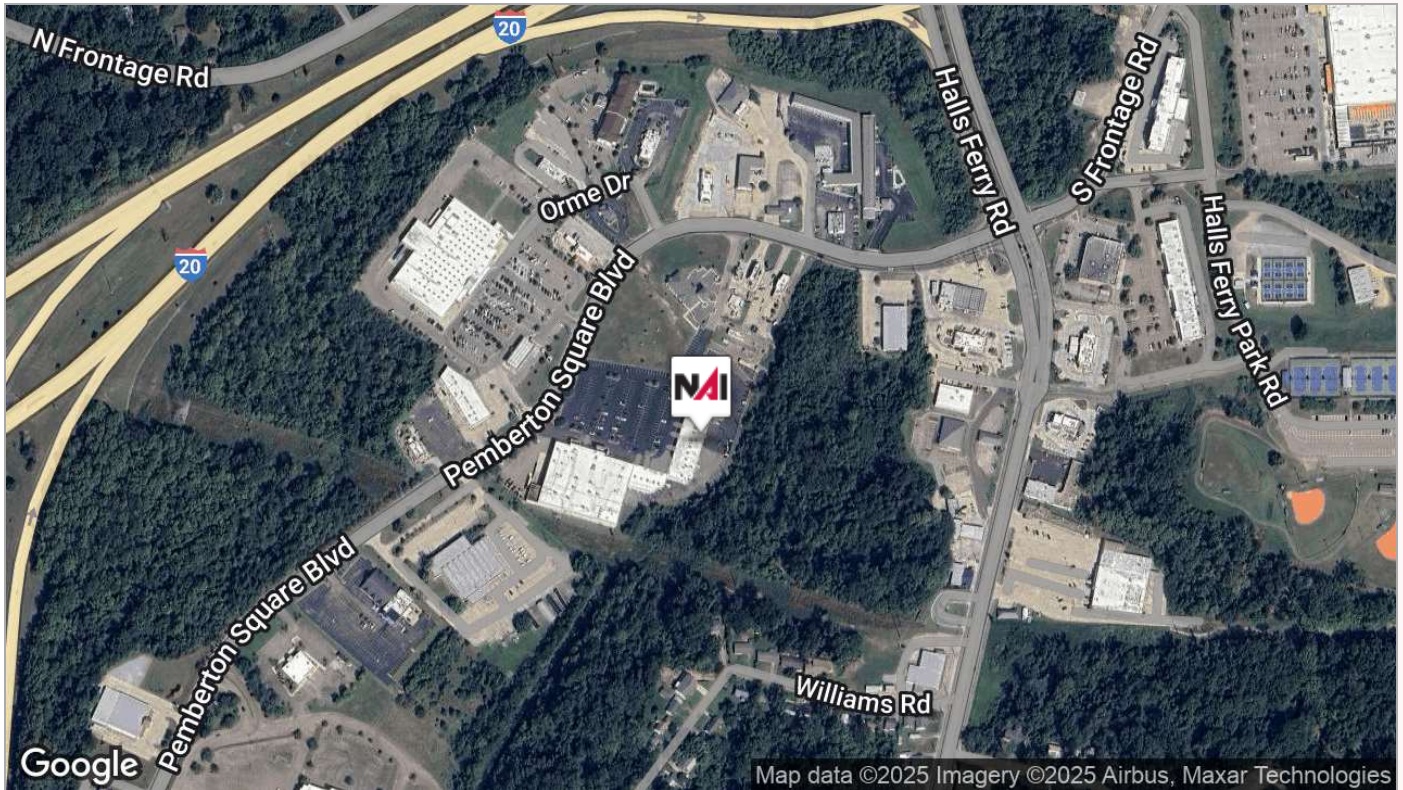
### Property Overview

Retail space is available for lease in the well-established Pemberton Plaza Shopping Center in Vicksburg, MS. Anchored by TJ Maxx, Citi Trends, and PetSense, this shopping center benefits from strong foot traffic and a prime location. A free-standing Kroger grocery store is situated directly across the street and shares a traffic light with the property, ensuring excellent visibility and accessibility. The tenant lineup also includes Newk's Express Café, Sun Poke, World Finance, and Japanese Express, creating a vibrant mix of retail, dining, and service businesses. Various suite sizes are available, making this an ideal opportunity for retailers, service providers, or office users looking to establish a presence in a high-traffic area.

### Location Overview

This property is located among a major commerce district in Vicksburg, MS. With existing retailers such as Dillard's, JC Penny, Belk, and Kroger.



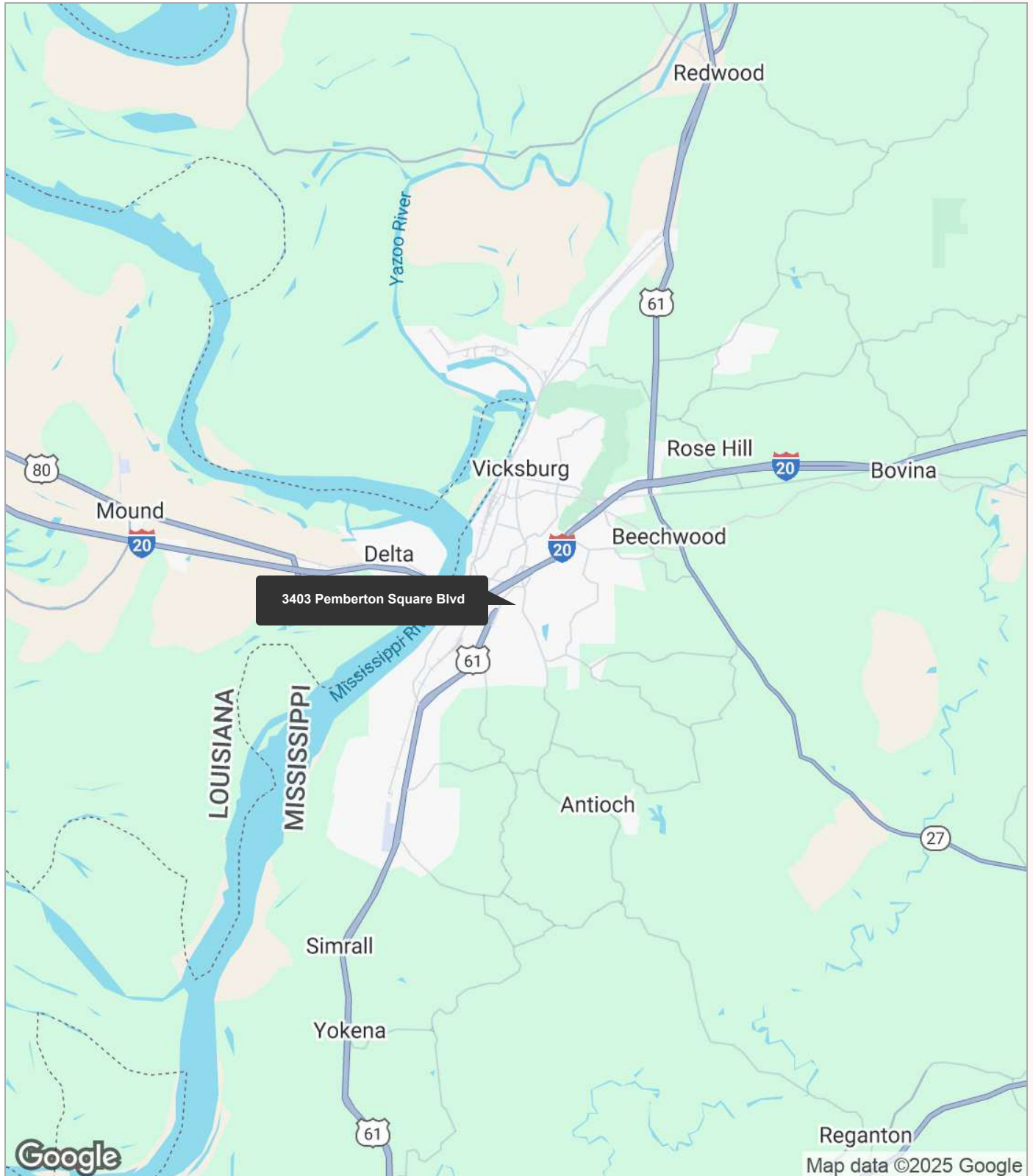




# Regional Map

For Lease

## Pemberton Plaza

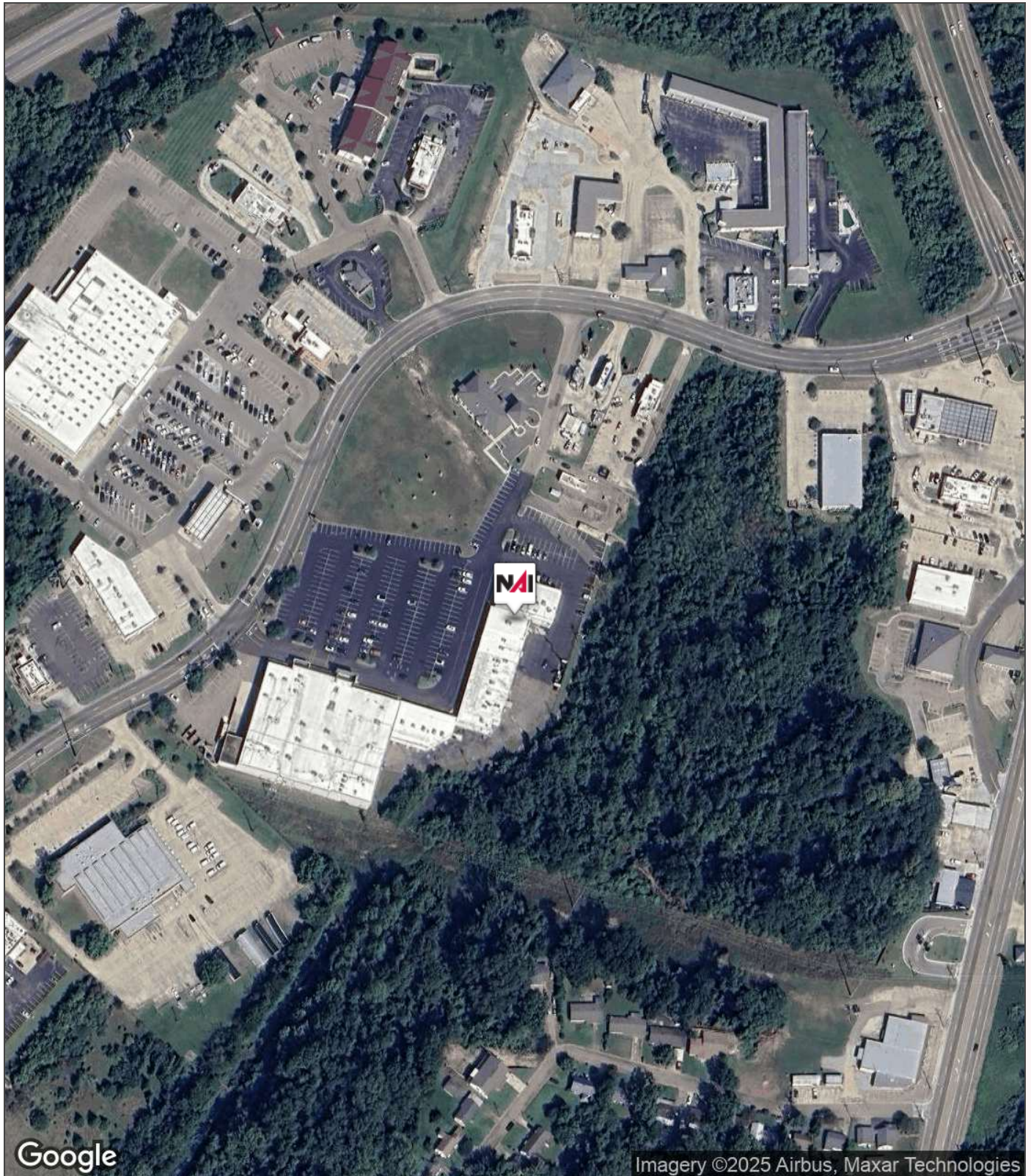




# Aerial Map

For Lease

## Pemberton Plaza





# Additional Photos

For Lease

## Pemberton Plaza



Site  
Plan

For Lease

Pemberton Plaza





# Retailer Map

For Lease

## Pemberton Plaza

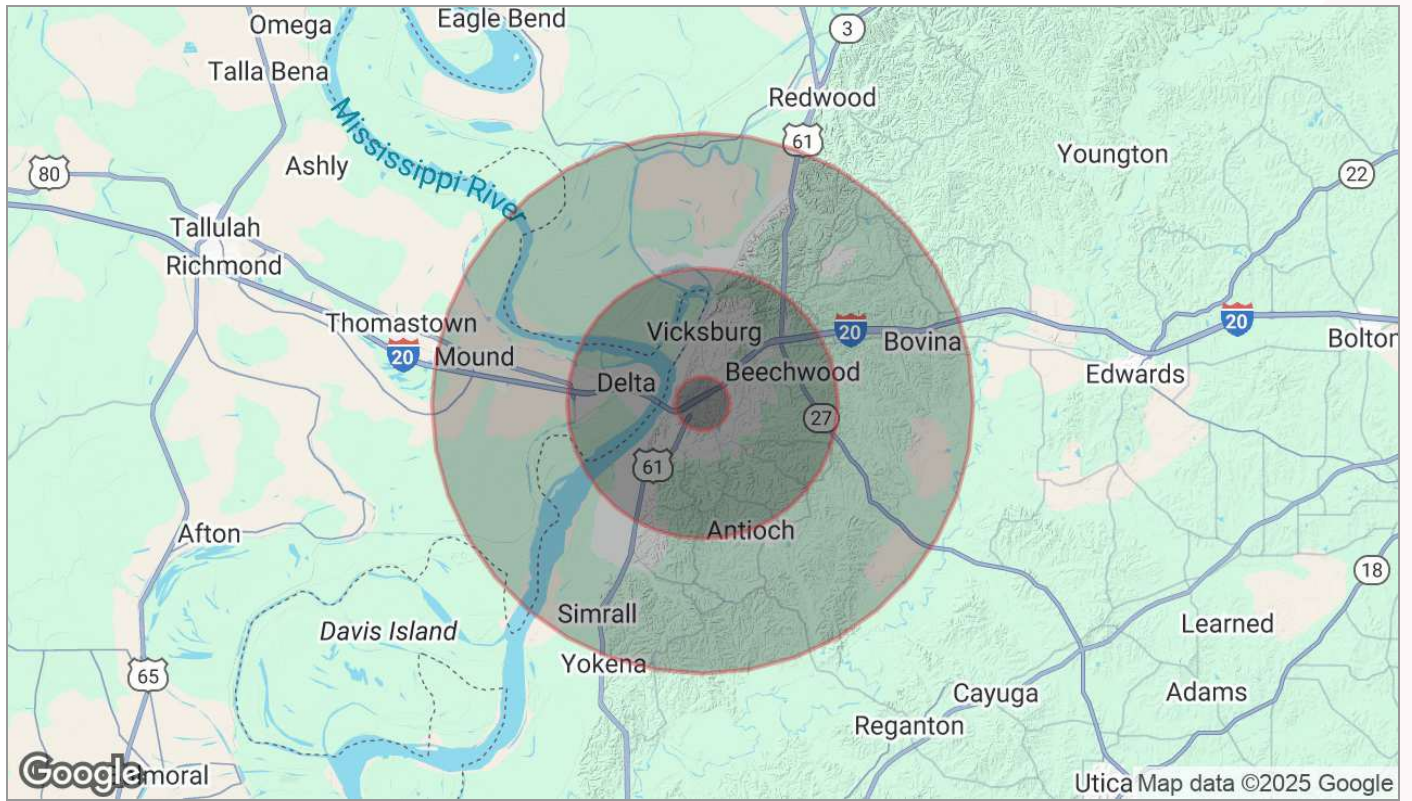




# Demographics Map

For Lease

## Pemberton Plaza



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,230	30,779	42,823
MEDIAN AGE	38.9	37.2	37.1
MEDIAN AGE (MALE)	37.8	37.3	36.9
MEDIAN AGE (FEMALE)	39.3	38.1	38.0
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	948	12,618	17,212
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$51,693	\$48,038	\$52,017
AVERAGE HOUSE VALUE	\$124,362	\$106,860	\$112,301
Race	1 Mile	5 Miles	10 Miles
% WHITE	42.7%	37.2%	45.2%
% BLACK	54.5%	59.8%	52.1%
% ASIAN	1.5%	1.3%	1.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.2%	0.1%
% OTHER	0.6%	1.0%	0.9%
Ethnicity	1 Mile	5 Miles	10 Miles
% HISPANIC	1.4%	1.8%	1.7%

\* Demographic data derived from 2020 ACS - US Census