

MARKET INFORMATION

- Edgewater Mall is the largest enclosed shopping mall on the Mississippi Gulf Coast.
- It is centrally located between Gulfport and Biloxi, the 2nd largest metropolitan area in Mississippi.
- The region is home to several military and federal installations, which generate an economic impact of over \$2.5 billion annually and employ more than 25,000 people.
- The market has drawn more than 6 million annual visitors with its gaming and convention locations.
- The Mississippi Gulf Coast is home to 11 casinos, including Hard Rock Hotel, The Golden Nugget and the Beau Rivage, all of which offer a variety of entertainment options to visitors in addition to gaming activities.
- Tourism on the Mississippi Gulf Coast is a \$1.6 billion industry and accounts for one-third of the state's total tourism revenue.



LOCATION

Located on the Mississippi Gulf Coast between Gulfport and Biloxi on Highway 90, the only unimpeded thoroughfare that runs east to west south of Interstate 10

- | | |
|--------------------------|-----------|
| ▪ Mobile, Alabama | 62 miles |
| ▪ New Orleans, Louisiana | 91 miles |
| ▪ Jackson, Mississippi | 173 miles |

EDGEWATER MALL
MARKET INFORMATION



Jim Wilson & Associates, LLC

2660 EastChase Lane, Suite 100, Montgomery, Alabama 36117-7024
334 260 2500 (t) | 334 260 2533 (f) | jwacompanies.com

THE CENTER

867,000-square-foot, regional enclosed shopping center featuring specialty stores, restaurants, entertainment and outparcels

ANCHOR TENANTS

Belk, Dillard's, JCPenney, Premiere Cinemas, Sky Zone Trampoline Park and Books-A-Million

FEATURED TENANTS

American Eagle, Bath & Body Works, Buckle, Champs Sports, Chick-fil-A, Children's Place, Encore Shoes, Foot Locker, Francesca's Collection, Hot Topic, Journeys, Justice, Kay Jewelers, Men's Wearhouse, Pac Sun, Reeds Jewelers, Regis, Spencer Gifts, Victoria's Secret and Zales

MAJOR EMPLOYERS

- Northrop Grumman Shipbuilding
- Keesler Air Force Base
- Naval Construction Battalion Center
- NASA's Stennis Space Center
- Chevron
- Mississippi Power
- Memorial Hospital

TRADE AREA / DEMOGRAPHICS

DEMOGRAPHICS	5 Mile	10 Mile	20 Mile
2018 Population	56,963	162,929	269,367
2023 Projected Population	61,479	173,624	282,423
2018 Avg. Household Income	\$62,983	\$58,024	\$61,442
2018 Households	24,737	67,989	110,203

DRIVE TIME	10 Minute	15 Minute	30 Minute
2018 Population	65,493	136,402	274,346
2023 Projected Population	71,350	145,866	287,785
2018 Avg. Household Income	\$57,514	\$56,853	\$61,129
2018 Households	28,669	57,946	113,126

CONTACT INFORMATION

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edgewatermall.com

EDGEWATER MALL
GENERAL INFORMATION / DEMOGRAPHICS



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EDGEWATER MALL AERIAL / RETAILERS



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EDGEWATER MALL POTENTIAL RESTAURANT / HOTEL SITE

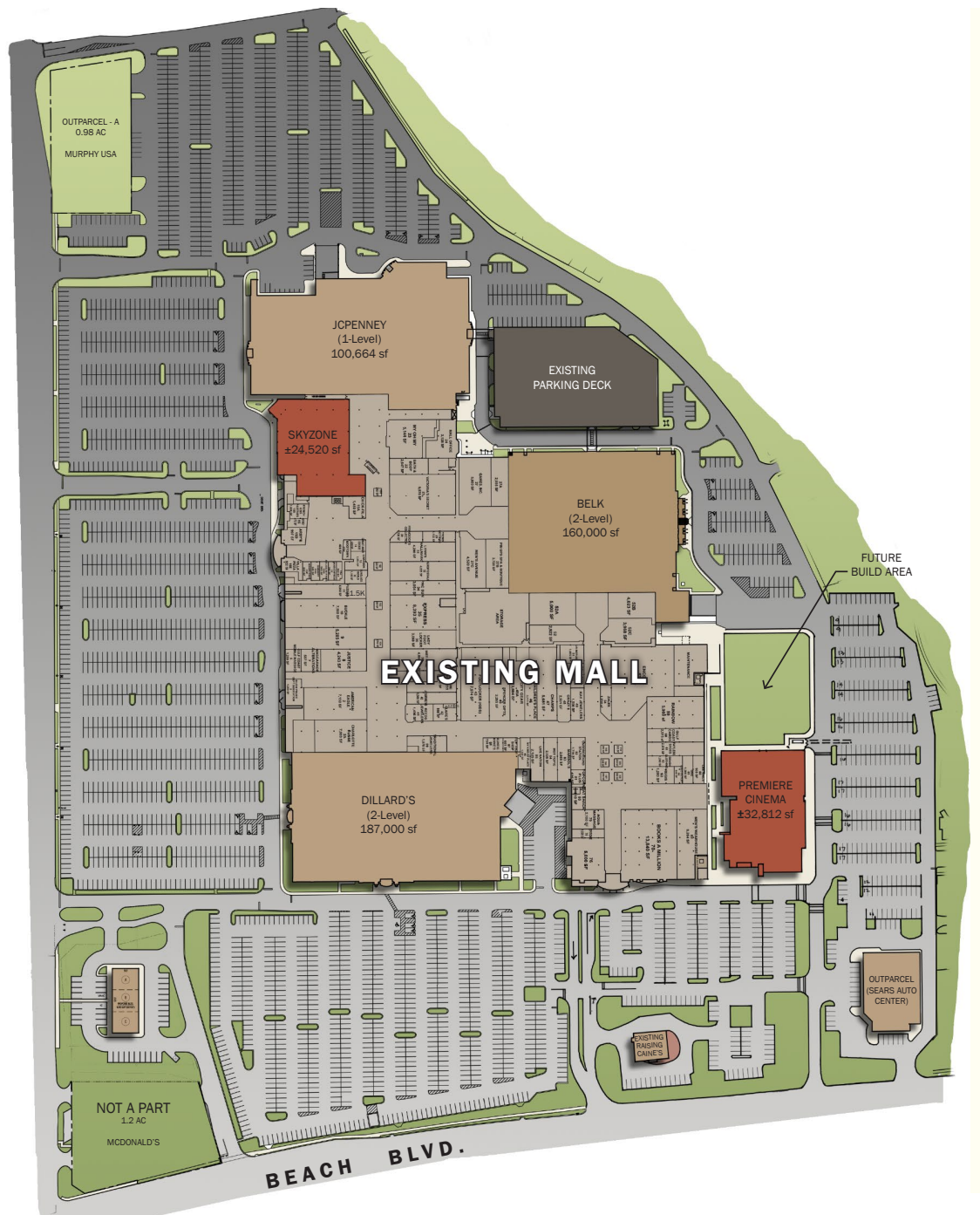


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Edgewater Mall



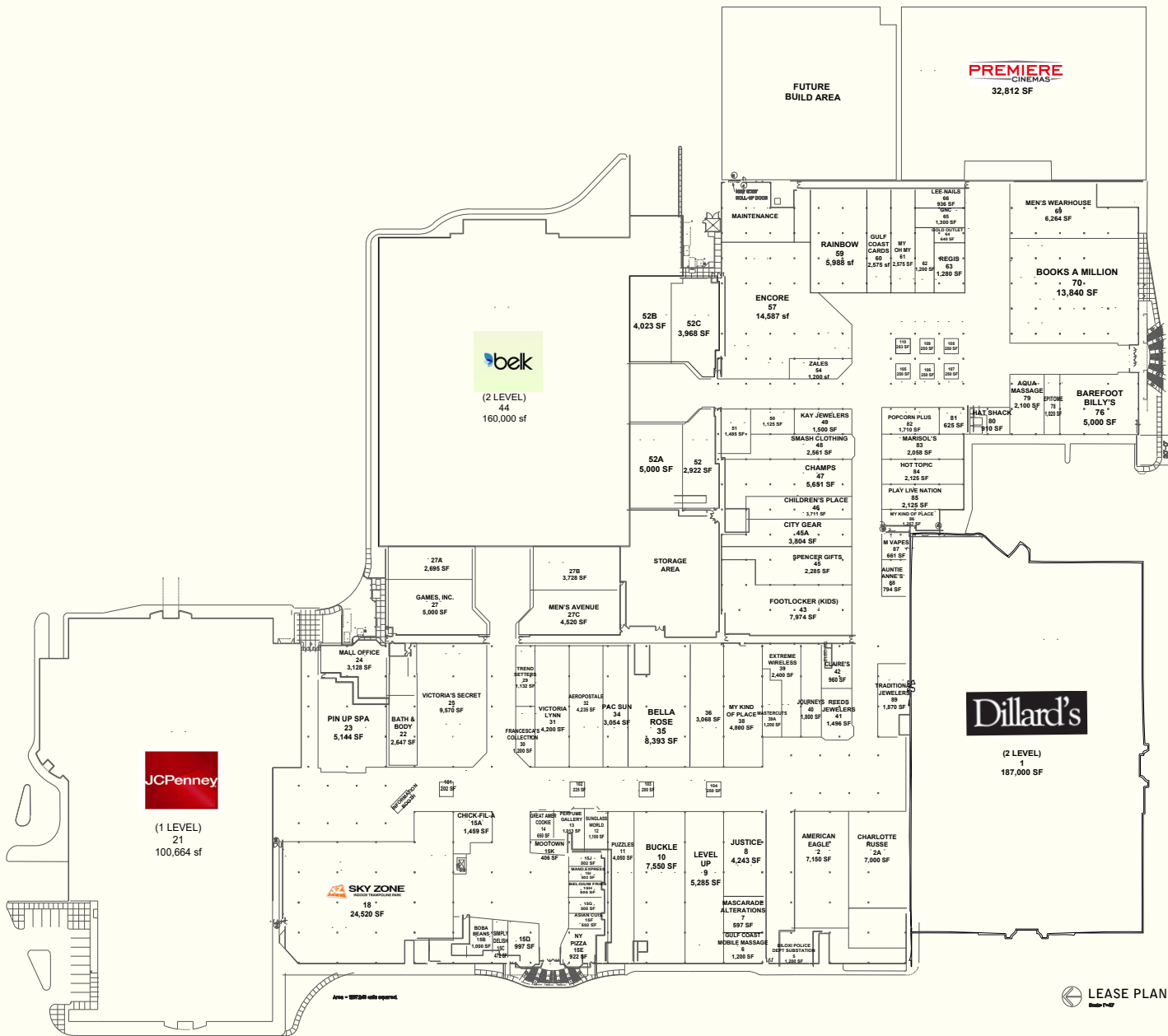
EDGEWATER MALL SITE PLAN



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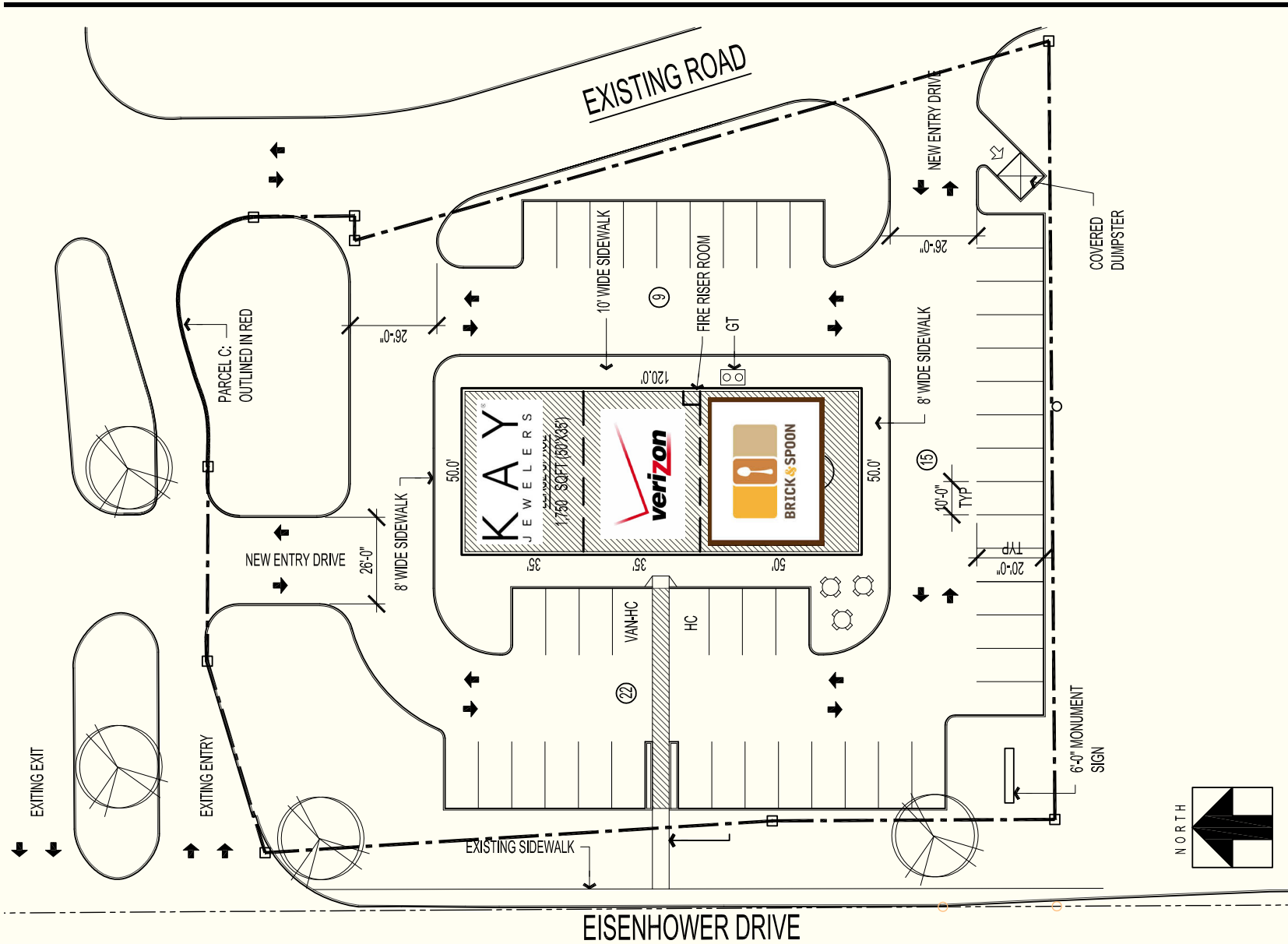


EDGEWATER MALL LEASING PLAN



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EDGEWATER MALL OUTPARCEL LEASE PLAN



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