

RETAIL SPACE AVAILABLE



NATCHEZ MALL

350 John R. Junkin Drive, Natchez, MS 39210

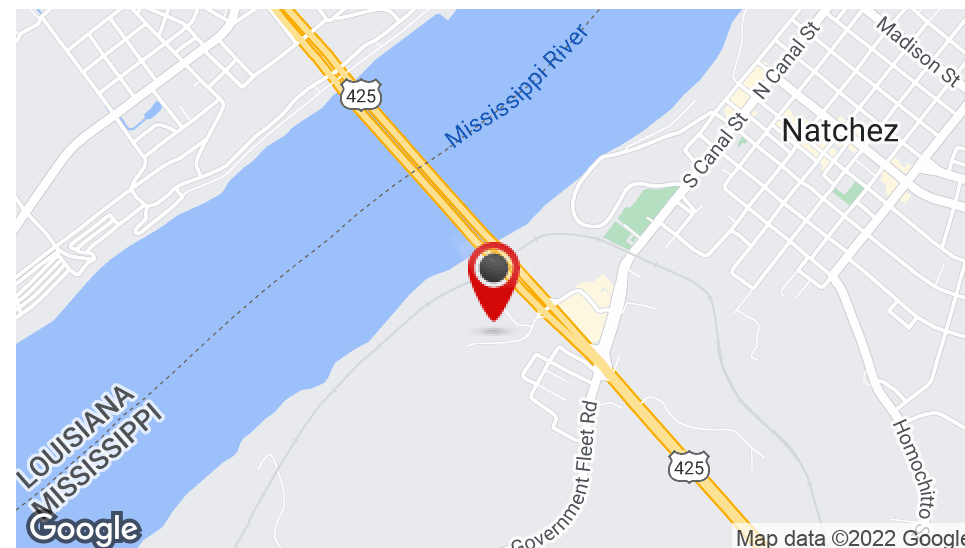
JOHN MICHAEL HOLTMANN

Principal
601.914.0800
johnmichael@duckworthrealty.com

DUCKWORTH
REALTY

NATCHEZ MALL

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OFFERING SUMMARY

| | |
|----------------|----------------|
| Lease Rate: | Negotiable |
| Building Size: | 99,999 SF |
| Available SF: | 3,000-5,000 SF |

PROPERTY OVERVIEW

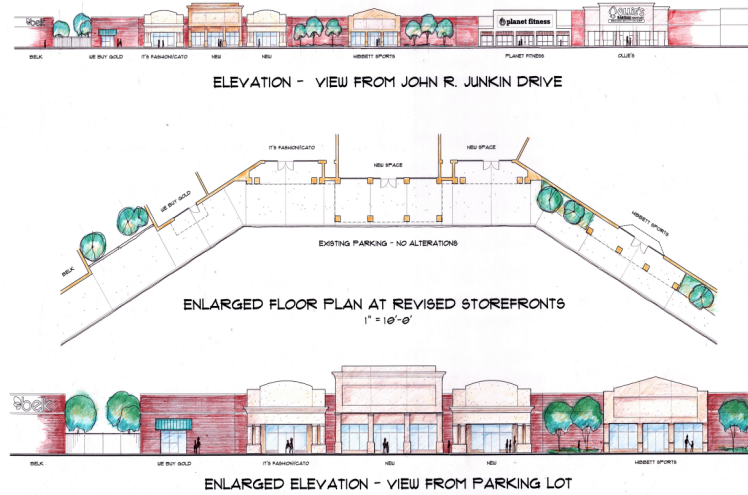
Located in Historic Natchez, Mississippi, the Natchez Mall is idyllically positioned on John R Junkin Drive. The Natchez-Vidalia River Bridge, located just one mile North East of the Property, creates a funnel for traffic providing daily counts in excess of 20,000 cars. The mall is anchored by Belk and Ollie's and is home to 20 other select tenants including; Hibbett Sports, Shoe Dept, Applebees, Planet Fitness and many more. The rural areas around Natchez provide for a trade area that extends in excess of 30 miles and draws in Mississippian's and Louisianan's alike. Don't let this exceptional opportunity pass you up, give us a call today!

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LEASE INFORMATION

| | | | |
|--------------|----------------|-------------|------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 3,000-5,000 SF | Lease Rate: | Negotiable |

AVAILABLE SPACES

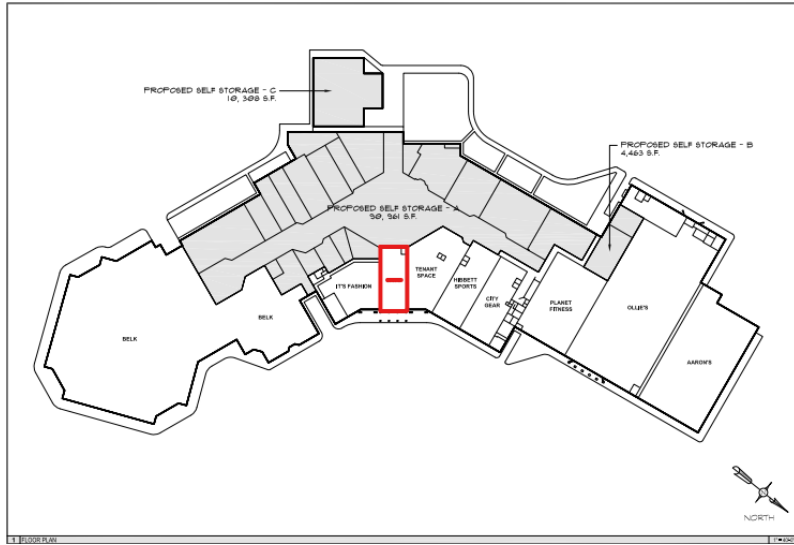
| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|------------------------|-----------|------------------|------------|------------|-------------|
| 350 John R. Junkin Dr. | Available | 3,000 - 5,000 SF | NNN | Negotiable | - |

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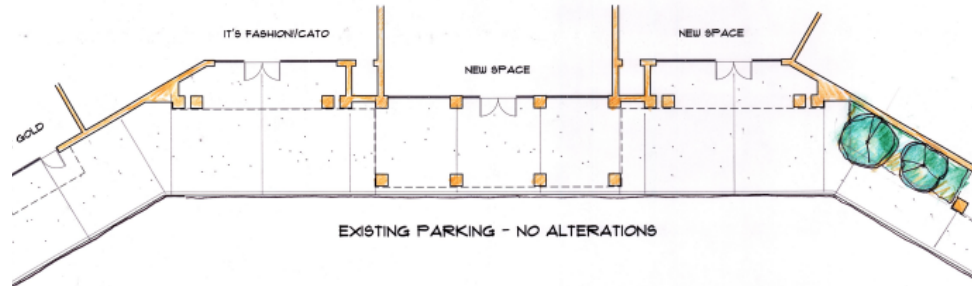
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PLANS

350 John R. Junkin Drive, Natchez, MS 39210



ELEVATION - VIEW FROM JOHN R. JUNKIN DRIVE



ENLARGED FLOOR PLAN AT REVISED STOREFRONTS
1" = 10'-0"



ENLARGED ELEVATION - VIEW FROM PARKING LOT

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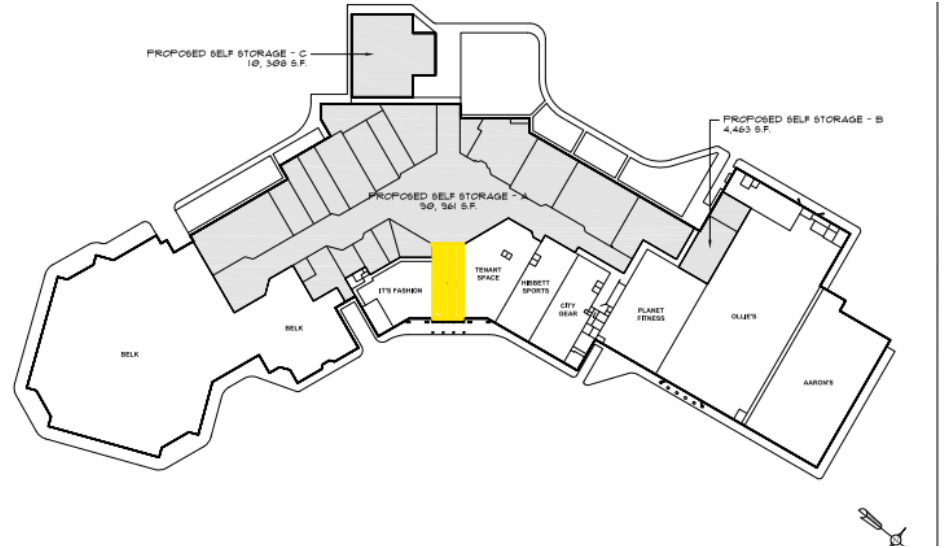
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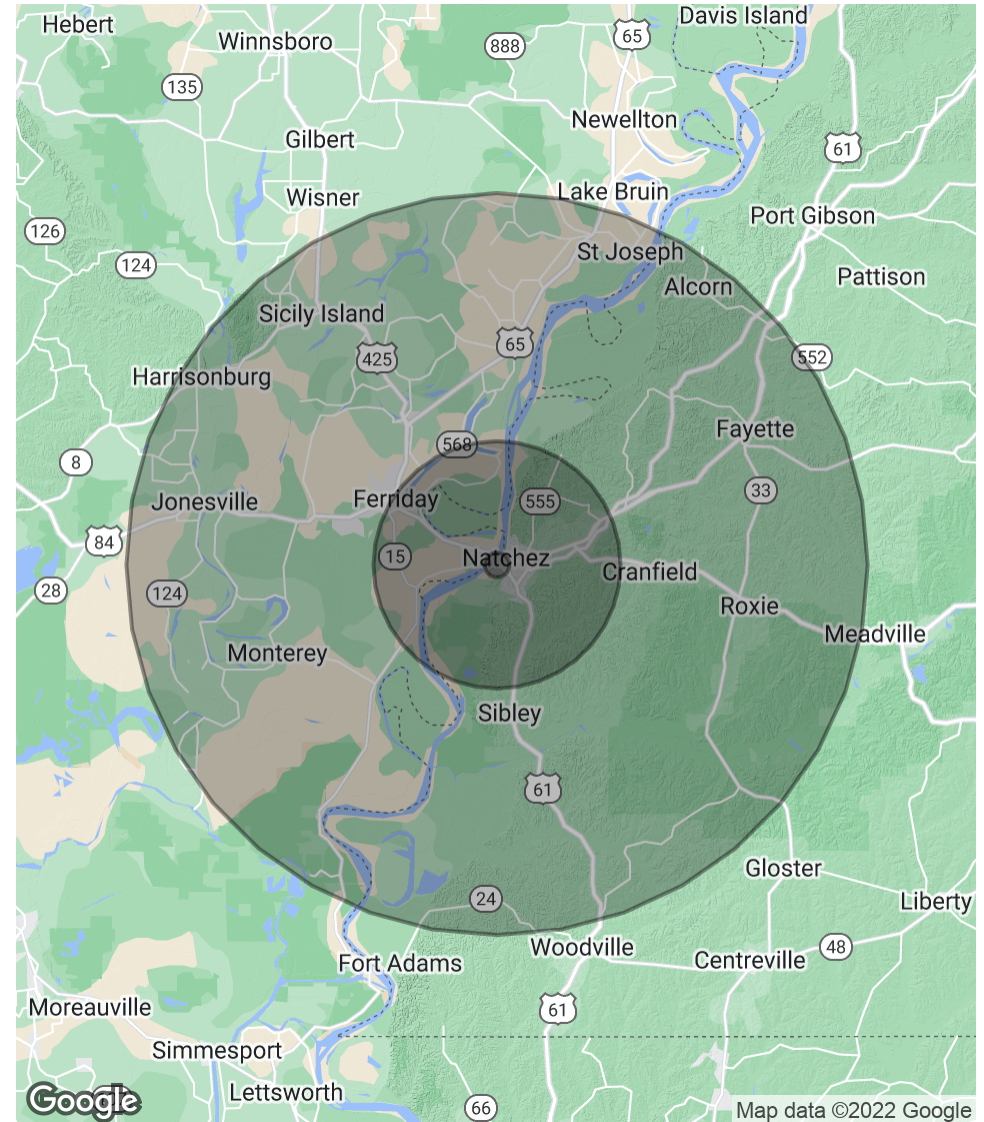
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| POPULATION | 1 MILE | 10 MILES | 30 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 1,613 | 39,458 | 81,721 |
| Average Age | 46.2 | 39.6 | 38.9 |
| Average Age (Male) | 43.5 | 37.7 | 36.0 |
| Average Age (Female) | 47.6 | 40.5 | 41.2 |
| HOUSEHOLDS & INCOME | 1 MILE | 10 MILES | 30 MILES |
| Total Households | 677 | 15,142 | 30,174 |
| # of Persons per HH | 2.4 | 2.6 | 2.7 |
| Average HH Income | \$54,976 | \$41,912 | \$40,908 |
| Average House Value | \$268,158 | \$123,063 | \$112,813 |

* Demographic data derived from 2020 ACS - US Census



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