

RETAIL PROPERTY FOR LEASE



DELTA SQUARE

207 N Davis Ave., Cleveland, MS 38732

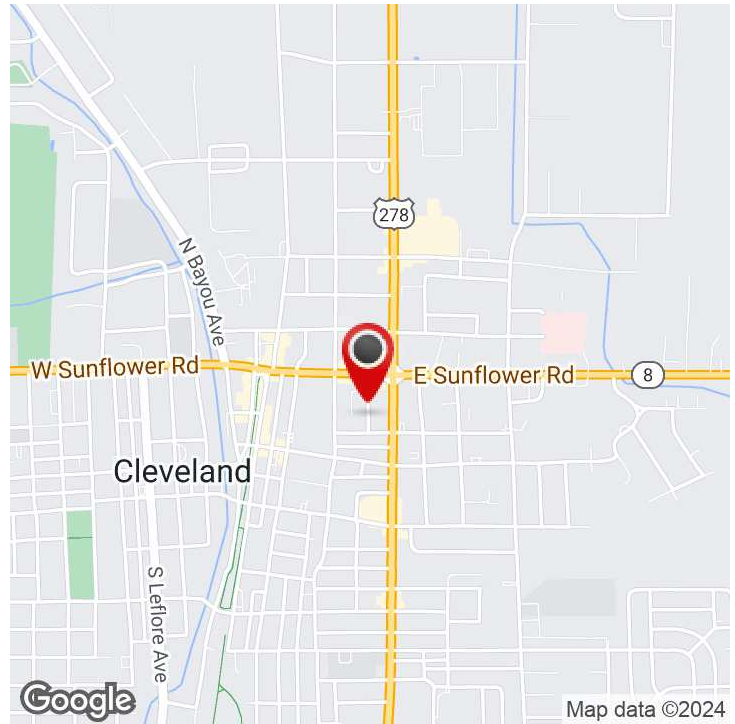
JOHN MICHAEL HOLTMANN

Principal
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CONCORD
COMPANIES

DELTA SQUARE SHOPPING CENTER

207 N Davis Ave., Cleveland, MS 38732



OFFERING SUMMARY

Lease Rate:	\$14.00 - 16.00 SF/yr (NNN)
Building Size:	49,500 SF
Available SF:	900 - 1,500 SF
Number of Units:	13
Year Built:	1986

PROPERTY OVERVIEW

The Delta Square Shopping Center is located at the busiest intersection in Cleveland, Mississippi at the corner of Sunflower Rd and Davis Ave, with a combined traffic count of 37,000 vehicles daily. The center is anchored by the Vowell's Marketplace Grocery store., which draws high daily foot-traffic to the property. Per Placer AI, the grocer alone generates 461,000 visits per year. Give us a Call Today for additional Information or to schedule a tour!

PROPERTY HIGHLIGHTS:

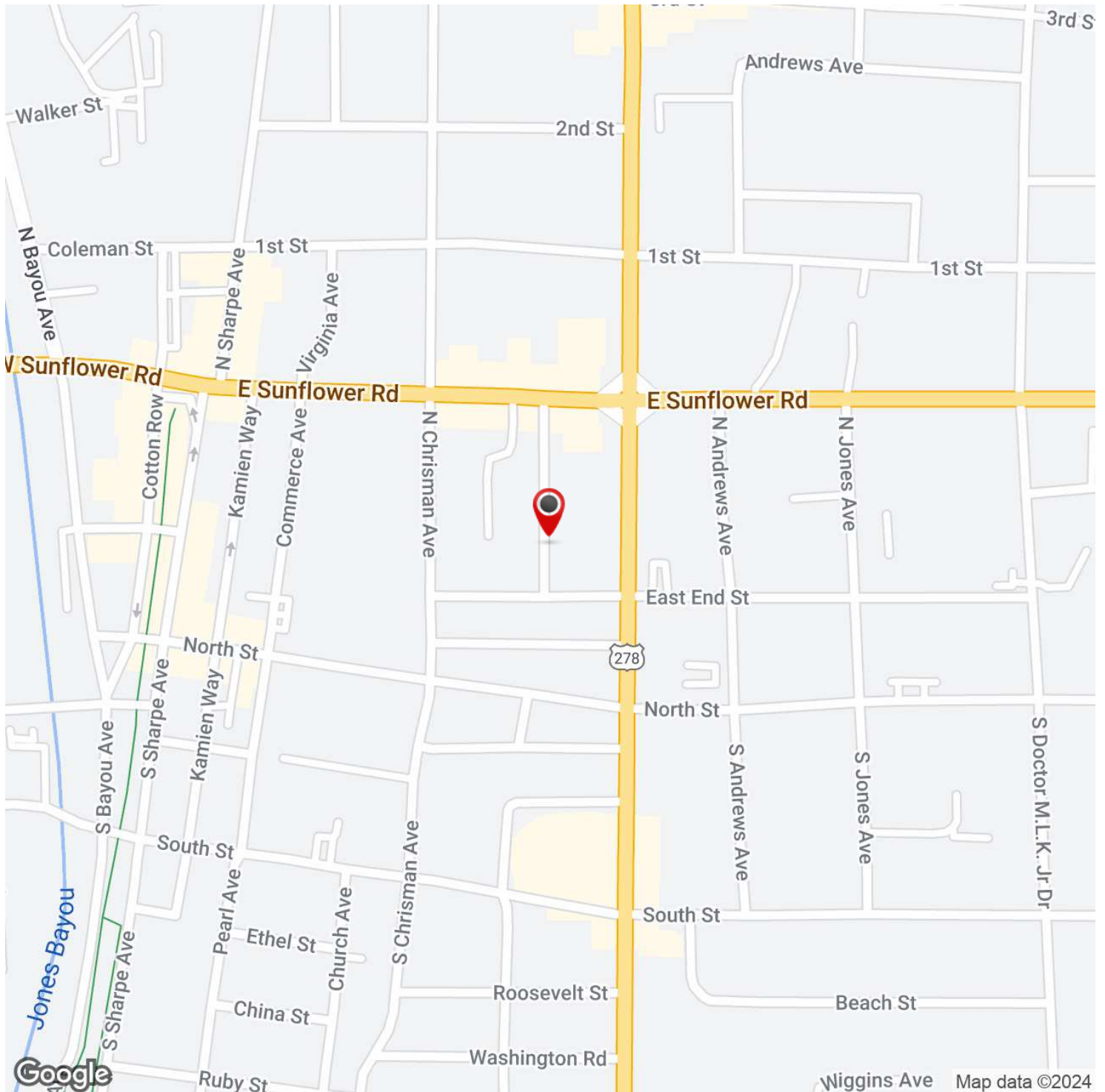
- Grocer Anchored Shopping Center
- Pylon Signage
- Located on the Corner of Main & Main
- Newly Repaved & Striped Parking Lot
- High Daily Foot-Traffic

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	900 - 1,500 SF	Lease Rate:	\$14.00 - \$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 5	Available	1,500 SF	NNN	\$14.00 SF/yr	Former Apparel Shop
Suite 8	Available	900 SF	NNN	\$16.00 SF/yr	Former barbershop

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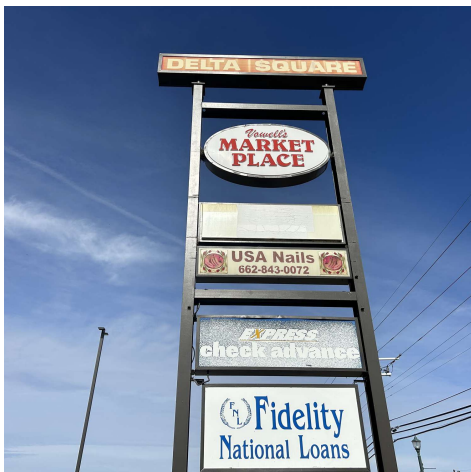
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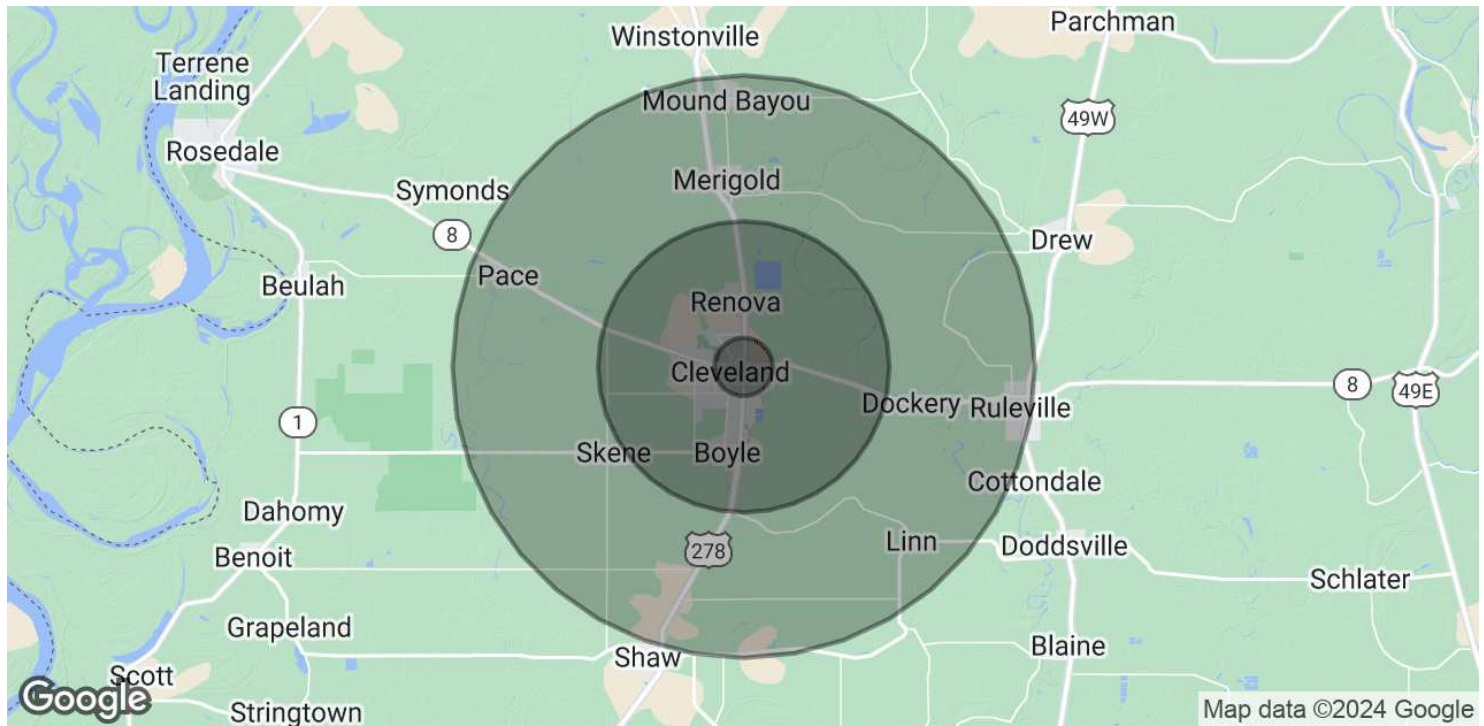
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POPULATION

1 MILE

5 MILES

10 MILES

Total Population	4,911	16,905	21,143
Average Age	40	39	40
Average Age (Male)	37	37	38
Average Age (Female)	42	40	41

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total Households	1,931	6,589	8,045
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$59,728	\$77,043	\$76,661
Average House Value	\$190,747	\$237,149	\$226,586

Demographics data derived from AlphaMap

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