

BATTLEFIELD SHOPPING CENTER

JACKSON, MISSISSIPPI

Marcus & Millichap



LOW-BASIS ACQUISITION WITH HIGH-UPSIDE POTENTIAL
VALUE-ADD MULTI-TENANT FLEX CENTER ADJACENT TO I-20

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BATTLEFIELD SHOPPING CENTER

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Marcus & Millichap

INVESTMENT OVERVIEW




Multi-Tenant Flex Opportunity | 23,586 SF Across Five Suites

Battlefield Shopping Center totals approximately 23,586 square feet across five suites, offering flexible configurations suitable for a variety of industrial, distribution, or retail users. With current occupancy of roughly 35%, the property presents an excellent opportunity for investors to drive NOI through strategic lease-up or for an owner-user to occupy and operate from the site.




Strategic Interstate Location | Direct I-20 On-Ramp Access

Positioned along University Boulevard in Jackson, Mississippi, the property benefits from immediate access to an I-20 on-ramp and is located less than one mile from the I-55/I-20 interchange. This prime location provides strong regional connectivity, visibility to an estimated 15,530 vehicles per day, and easy accessibility for tenants and customers alike.




Value-Add Potential | Lease-Up and Repositioning Opportunity

With over half of the center currently vacant, Battlefield Shopping Center offers a compelling value-add opportunity through active leasing, re-tenanting, or potential repositioning. Situated in an industrial corridor, the property appeals to a broad range of prospective tenants seeking functional, accessible space near major transit routes.



High Visibility and Accessibility | Strong Traffic & Frontage

The site features excellent frontage, multiple points of ingress and egress, and strong exposure to consistent daily vehicle traffic. Its immediate proximity to the I-20 on-ramp enhances tenant visibility and ease of access for customers, employees, and logistics operations.



Expanding Regional Market | Jackson Metropolitan Market

Located within the Jackson MSA, Battlefield Shopping Center benefits from a diverse and stable regional economy anchored by healthcare, education, and state government sectors. The property serves a growing trade area with a five-mile population exceeding 91,000 residents and an average household income of over \$50,000.

OFFERING HIGHLIGHTS

Purchase Price / CAP Rate	\$943,440 / 5.82% CAP
Occupancy	35.9%
In Place Net Operating Income	\$54,864
In Place Average Rent / SF	\$11.44

PROPERTY OVERVIEW

Address	1819 - 1835 University Blvd
City / State / Zip	Jackson, MS 39204
Number of Suites	5 Suites
Gross Leasable Area (GLA)	23,586 SF
Price / SF	\$40.00 / SF
Occupancy	35.9%
Lot Size	1.67 Acres
Price / Land Acre	\$564,934
Price / Land SF	\$12.96
Year Built	1951
Zoning	C-3 Commerical
Demographics	91,089 Pop. / \$50,136 Avg. HHI (5-Mile)
Ownership	Fee Simple (Land & Building)

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AREA MAP







JACKSON
STATE
UNIVERSITY®



JACKSON
CONVENTION
COMPLEX

DOWNTOWN
JACKSON



MISSISSIPPI STATE
FAIRGROUNDS





INFINITI

RESIDENTIAL
NEIGHBORHOOD



UNITED STATES
POSTAL SERVICE

BATTLEFIELD PARK

INDUSTRIAL
WAREHOUSES

85,699 VPD

INDUSTRIAL
WAREHOUSES

INDUSTRIAL
WAREHOUSES

SUBJECT PROPERTY



PETRO
Stopping Centers®

INDUSTRIAL
WAREHOUSES



GOODYEAR
COMMERCIAL TIRE & SERVICE CENTERS



FLYING J

OUTLETS OF
MISSISSIPPI

INDUSTRIAL
WAREHOUSES



Pilot®

119,951 VPD

105,170 VPD

89,502 VPD

SITE PHOTOS

DOWNTOWN JACKSON

UNIVERSITY BOULEVARD (15,530 VPD)

Parcel lines not exact. Buyer is responsible for verifying during the due diligence process and bears all risk for any inaccuracies.

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JACKSON**

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RENT ROLL & FINANCIALS

Battlefield Shopping Center - Current Rent Roll

Address	Tenant	SF	Pro-Rate Share	Monthly Rent	Annual Rent	Rent / SF	Term	Expiration	Renewals
1819 University Blvd	Vacant	2,000	8.5%	\$0	\$0	N/A	N/A	N/A	N/A
1821 University Blvd	Vacant	2,000	8.5%	\$0	\$0	N/A	N/A	N/A	N/A
1825 University Blvd	Mid South Uniform & Supply	8,480	36.0%	\$8,087	\$97,044	\$11.44	MTM	N/A	N/A
1833 University Blvd	Vacant	8,946	37.9%	\$0	\$0	N/A	N/A	N/A	N/A
1835 University Blvd	Vacant	2,160	9.1%	\$0	\$0	N/A	N/A	N/A	N/A

Battlefield Shopping Center - P&L

Jan - Dec 2025 (Proj)	
Income	
Rental Income	\$97,044
CAM	\$2,105
Total Income	\$99,149
Expenses	
Repairs & Maintenance	\$2,956
Utilities	\$4,851
Professional Fees	\$1,133
Insurance	\$28,899
Taxes - Property	\$6,445
Total Expenses	\$44,285
Net Operating Income	\$54,864

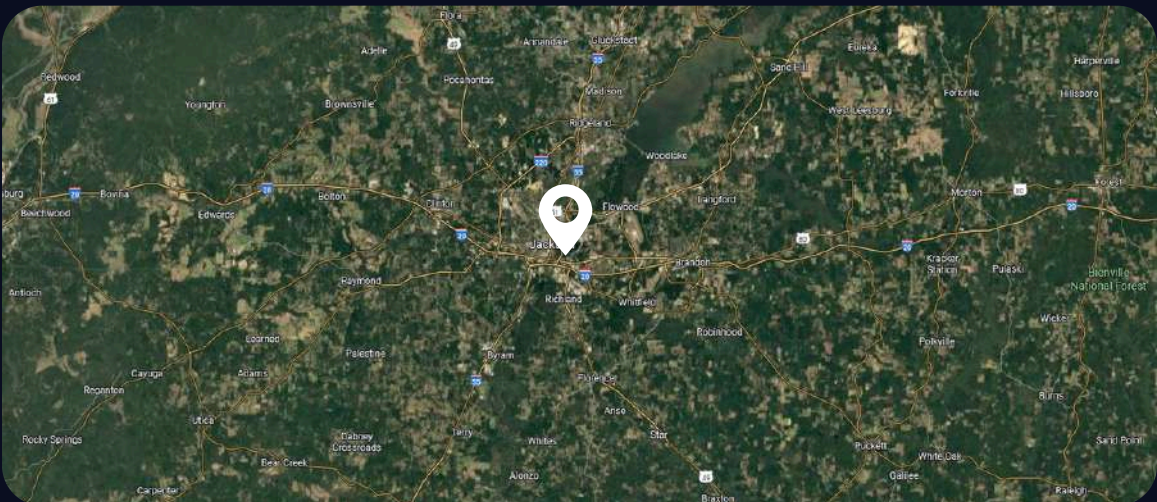


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JACKSON MSA



REGIONAL MAP



REGIONAL OVERVIEW

JACKSON, MISSISSIPPI

The Jackson Metropolitan Area is the **economic and governmental center of Mississippi**, encompassing Hinds, Madison, and Rankin counties with a population of roughly 600,000 residents. As the state capital and largest city, Jackson anchors a diverse economy supported by healthcare, education, government, and **distribution sectors**.

Major employers include University of Mississippi Medical Center, Nissan North America, Entergy Mississippi, Blue Cross & Blue Shield of Mississippi, and Yates Construction. **Jackson’s location at the crossroads of Interstates 20 and 55 provides efficient access to major Southeast markets** such as New Orleans, Birmingham, and Memphis, reinforcing its role as a key logistics and distribution hub.

The University of Mississippi Medical Center, with over 10,000 employees, is a cornerstone of the regional economy, complemented by higher education institutions like Jackson State University, Belhaven University, and Millsaps College. Ongoing infrastructure improvements and private investment continue to drive long-term growth, positioning Jackson as a stable and strategic market for investors.

SURROUNDING SITE DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024	4,517	44,181	91,089
2029 (Proj)	4,526	43,397	89,497
INCOME	1-MILE	3-MILE	5-MILE
2024 AVG	\$46,056	\$44,542	\$50,136

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JACKSON, MISSISSIPPI



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