

MAGNOLIA MARKETPLACE

FLOWOOD, MS



5352 Highway 25
Flowood, Mississippi



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BUILDING AMENITIES

Amenities:

- 21,000 square foot building comprised of 1.96 acres
- 180' frontage on MS 25 Highway (Lakeland Drive)
- Curb Cut Access
- Ample surface parking with 100 parking spaces at a 4.76:100 parking ratio
- Tenant Signage Opportunity
- 2550 sf of ground floor space available
- Multi-tenant building including eateries and fitness

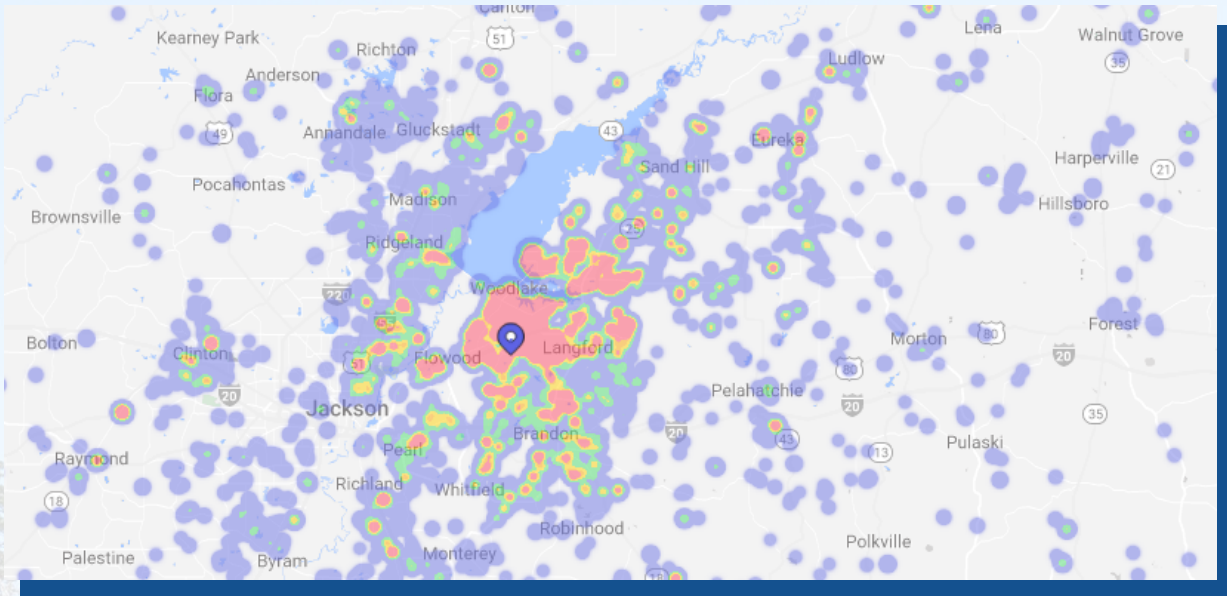


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HEAT MAP & DEMOGRAPHICS



Heat Map Legend:

Annual Visits: 605,800
Average Dwell Time: 78 minutes

Visits Year Over Year: +10%
Visits Year Over 2 Years: +14%
Visits Year Over 3 Years: +38.4%

Demographics:

Distance	Population	Average Household Income	Labor Force
1 mile	4,642	\$120,114	99.4%
3 miles	38,201	\$108,223	95.2%
5 miles	59,508	\$106,677	96.2%



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CONTACT INFORMATION



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Kerioth Participation

This property was developed by Kerioth Corporation and constructed by Kerioth Construction, Inc. and is owned, leased and managed by affiliated companies.



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