

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**  
**2,876 SF**  
**14,000 SF**



- 53,520 SF Center
- Lowndes County, Mississippi
- Large Parking Field
- New Ollie's anchor in 2026!
- Movie Theater Shadow Anchor

Type	PSF
NNN's	\$ 1.88
Lease Rates	Call for Rates

Traffic Counts	
US-45	26,779 VPD
US-82	27,292 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	2,418	15,248	28,723	486,626
Households	1,190	6,584	11,530	182,042
Average HH Income	\$70,544	\$65,045	\$58,055	\$74,262

\* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset

\*\* True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

**Woodcrest Capital, LLC**  
3113 South University Drive, Suite 600  
Fort Worth, TX 76109

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

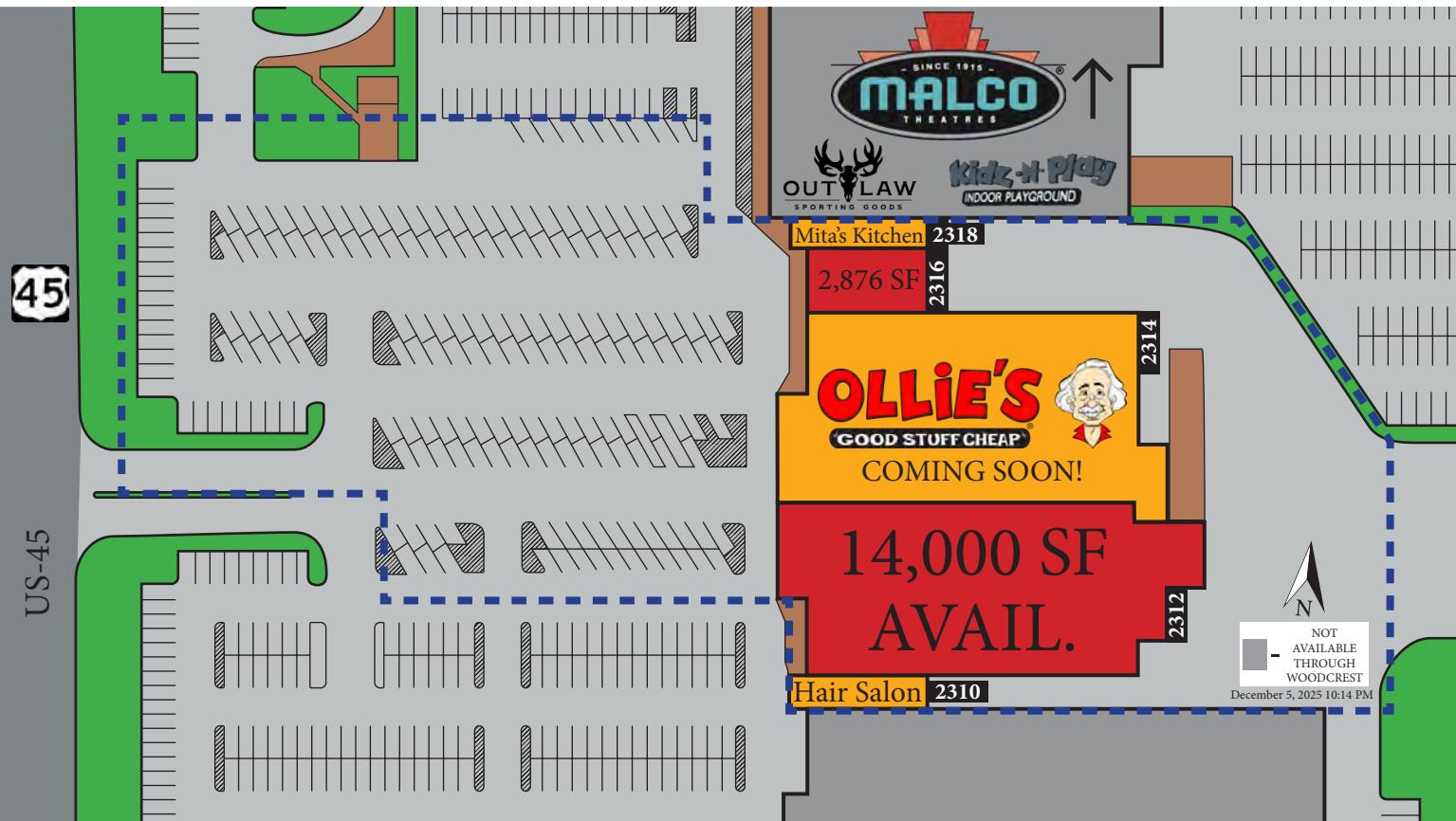
# Columbus Centre

2310 - 2318 US-45 | Columbus MS

Woodcrest Capital, LLC

3113 South University Drive, Suite 600

Fort Worth, TX 76109



COLUMBUS CENTRE | Columbus, Mississippi



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