Marcus & Millichap

±60,638 SQUARE FEET

NORTHWOOD SHOPPING CENTER

±97.69% OCCUPIED, VALUE-ADD, RETAIL OPPORTUNITY

4180 NORTHVIEW DRIVE AND
4409-4487 NORTH STATE STREET
JACKSON, MS 39206

ONLINE AUCTION

STARTING BID
$850,000

RI MARKETPLACE

ONLINE AUCTION
NOVEMBER 2-4, 2026

±60,638 SF MULTI-TENANT NEIGHBORHOOD RETAIL CENTER POSITIONED ON AN EXPANSIVE HARD CORNER CONTAINING ±4.44 ACRES WITH ESTABLISHED NATIONAL, REGIONAL & LOCAL TENANCY

±97.69% OCCUPIED GENERATING ±$402K IN-PLACE NOI WITH ESTABLISHED TENANCY INCLUDING FAMILY DOLLAR, RAINBOW, CRICKET WIRELESS, AND SUNNYBROOK DENTISTRY; ±1,400 SF VACANCY PROVIDES ADDITIONAL LEASE-UP UPSIDE

LOCATED WITHIN THE ESTABLISHED N STATE STREET COMMERCIAL CORRIDOR SURROUNDED BY 3 MAJOR ROADS WITH 18,200 VPD COMBINED, JUST ±1.5-MI FROM I-55 (±90,877 VPD), PROVIDING CONVENIENT REGIONAL ACCESS

NORTHWOOD SHOPPING CENTER

JACKSON, MS

ONLINE AUCTION: NOVEMBER 2-4, 2026 | $850,000 STARTING BID

4180 Northview Drive and 4409-4487 North State Street, Jackson, MS

BUILDING SIZE: ±60,638 SF

PARCEL NUMBERS: 430-41-3, 430-42 & 430-45

LOT SIZE: ±4.44 AC (±193,406 TOTAL SF)

PARKING: 296 SPACES

PROPERTY TYPE: RETAIL

STORIES: ONE

TENANCY: MULTI-TENANT

OCCUPANCY: ±97.69% LEASED

INCOME PRODUCING

YEAR BUILT: 1953

BUILDINGS: TWO (2)

ZONING: C-3, GENERAL COMMERCIAL DISTRICT

PYLON/FACADE SIGN

LOADING AREA

HARD CORNER

±1.5-MI TO I-55

±4-MI TO DOWNTOWN

±5-MI TO JACKSON STATE UNIVERSITY

±20-MIN TO JACKSON-MEDGAR WILEY EVERS INTERNATIONAL AIRPORT

Disclaimer & Source(s): Demographics provided by CoStar and/or ESRI. Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for zoning, lot size/land area, and number of parking spaces. Bidders need to confirm and perform their own due diligence prior to bidding.

Marcus & Millichap and RI Marketplace are pleased to present the opportunity to acquire the fee simple interest in Northwood Shopping Center, a ±60,638 SF multi-tenant neighborhood retail center located at 4180 Northview Drive and 4409-4487 North State Street in Jackson, Mississippi 39206 (the "Property"). The Property is ±97.69% occupied and generates approximately $402,000 in NOI (YE '25), supported by a diverse mix of national, regional, and local tenants. The offering provides investors with established in-place cash flow and additional upside through lease-up of the remaining ±1,400 SF vacancy, mark-to-market rental opportunities upon lease expiration, and potential outparcel development.

Originally developed in 1953 with subsequent expansions, the Property is situated on ±4.44 acres (±193,406 SF) and consists of a primary single-story multi-tenant retail building together with a freestanding building at the northern end of the site totaling ±1,292 SF. The center benefits from frontage and exposure along North State Street and Northview Drive, with Triangle Drive bordering the Property to the north. The tenant roster is led by It's Fashion Metro (±11,857 SF), Family Dollar (±10,545 SF), Kool Smiles dba Sunnybrook Dentistry (±8,047 SF), Rainbow (±7,135 SF), and Rami's Sports Bar (±5,341 SF), complemented by Shoe Time, Community Choice, Top Nails, Cricket Wireless, Big Apple Inn, and a variety of local retail and service-oriented tenants. The diversified rent roll includes several long-tenured tenants, staggered lease expirations, contractual rent increases for select occupants, and expense reimbursements, while the remaining ±1,400 SF vacancy provides a defined path to incremental NOI through lease-up. Zoned C-3, General Commercial District, the Property benefits from prominent visibility and convenient access along North State Street (±11,000 vehicles per day (VPD)), with connectivity to I-55 (±90,877 VPD), one of Jackson's primary north-south transportation corridors. The site features 296 total surface parking spaces (±4.88 spaces/1,000 SF), storefront visibility, and multiple points of ingress and egress. Additional upside may exist through continued tenant retention and renewal activity, mark-to-market opportunities upon lease rollover, and potential outparcel development. The Property's established neighborhood retail configuration and diverse mix of retail, restaurant, medical, and service-oriented uses support its continued role as a community-oriented shopping destination.

Jackson serves as Mississippi's state capital and the primary commercial, employment, healthcare, and government center of the Jackson metropolitan area. Northwood Shopping Center's North State Street location places the Property along an established commercial corridor surrounded by residential neighborhoods, retailers, restaurants, services, and major area demand drivers. The surrounding area is supported by a diverse employment base spanning state government, healthcare, higher education, manufacturing, distribution, and professional services, with major institutions and demand drivers including the Mississippi State Capitol, University of Mississippi Medical Center, Jackson State University, Millsaps College, Belhaven University, and Jackson-Medgar Wiley Evers International Airport. Within a 5-mi radius, the Property serves ±94,879 residents with an average household income of ±$71,541.

NORTHWOOD SHOPPING CENTER
SHOPPING CENTER

MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

PREMIER RETAIL OPPORTUNITY
INVESTMENT HIGHLIGHTS

VIEW ONLINE AUCTION
NOVEMBER 2-4, 2026

Established Neighborhood Shopping Center with Diversified Tenant Roster

Northwood Shopping Center is an established ±60,638 SF neighborhood retail center that is ±97.69% occupied by a diversified mix of national, regional, and local tenants spanning discount retail, restaurant, medical, wireless, beauty, financial, and service-oriented uses.

Income Producing Center Offered Below Replacement Cost via Online Auction

With a starting bid of $850,000, the offering provides investors the opportunity to acquire an established, income-producing neighborhood retail center generating approximately $402,000 in YE ’25 NOI at a compelling basis significantly below replacement cost.

Established National & Regional Tenancy with Long Operating Histories

The tenant roster includes Family Dollar, It’s Fashion Metro, Rainbow, Kool Smiles/ Sunnybrook Dentistry, Cricket Wireless, Shoe Time, and other established occupants. Several tenants have operated at the Property for more than a decade, providing a seasoned tenancy base with demonstrated commitment to the location.

±97.69% Occupancy with Multiple Paths to NOI Growth

The Property is ±97.69% occupied with only ±1,400 SF currently vacant, providing investors with established in-place cash flow and a defined path to incremental NOI through lease-up, contractual rent increases, tenant renewals, and future mark-to-market opportunities.

Near-Term Value-Add Through Vacancy Absorption

The remaining ±1,400 SF retail vacancy represents just ±2.31% of total GLA and provides an immediate opportunity to increase occupancy and NOI through lease-up to a complementary retail, service, medical, restaurant, or other neighborhood-oriented user.

Potential Outparcel Development Opportunity

The Property’s expansive site and existing configuration provide for potential outparcel development, subject to site planning, existing lease restrictions, and applicable approvals.

Positioned Along North Jackson’s Established Commercial Corridor

Northwood Shopping Center benefits from frontage and exposure along N State Street (±11,000 VPD), with convenient access to I-55 (±90,877 VPD) just ±1.5-mi from the Property. The location provides connectivity throughout Jackson and the broader metropolitan area.

Mississippi Capital Location with Diverse Regional Demand Drivers

Jackson serves as Mississippi’s state capital and a primary regional center for government, healthcare, education, retail, and professional services. Major area demand drivers include the Mississippi State Capitol, University of Mississippi Medical Center, Jackson State University, Millsaps College, Belhaven University, and Jackson-Medgar Wiley Evers International Airport.

Dense Trade Area with Strong Demographics & Consumer Spending

Serving ±94,879 residents within 5-mi with an average household income of ±$71,541, the surrounding trade area supports a substantial consumer base with ±129,698 employees across ±7,106 businesses. Household spending includes ±$4,987 annually on groceries, ±$4,887 on healthcare, and ±$2,660 on dining out, supporting demand for the Property’s diverse mix of neighborhood-oriented retail, restaurant, medical, and service uses.


MARKETPLACE
ONLINE AUCTION
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±8,700
VPD (2025)
DOLLAR GENERAL
NORTHWOOD SHOPPING CENTER
FAMILY DOLLAR
REGIONS
it's fashion
Rainbow
Sunnybrook Dentistry
HEALTHY SMILES FOR KIDS & FAMILIES
Top Nails
RAMI'S SPORTS BAR & GRILL
cricket wireless
BIG APPLE INN
DOLLAR TREE
piggly wiggly
UNITED STATES POSTAL SERVICE
MEADOWBROOK RD
Mister
NORTHVIEW DR
Krystal
±1,700
VPD (2025)
SUBWAY
N STATE ST
51
TRIANGLE DR
FONDREN SHOPPING PLAZA
±11,000
VPD (2025)
Little Caesars Pizza
±5,500
VPD (2025)

97.69% OCCUPIED

RENT ROLL | AS OF AUGUST 2026

97.69%
OCCUPIED
18 OF 19 SPACES LEASED

60,638
TOTAL GLA
±1,400 SF VACANT (2.31%)

±$46,685
MONTHLY BASE RENT
$560,221 ANNUALIZED

±$402K
YE '25 NOI

±$625K
ANNUALIZED RENT + OTHER INCOME
$52,119 PER MONTH

94,879
PEOPLE WITHIN 5 MILES
A STRONG AND GROWING CONSUMER BASE

MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

TENANT	SF	% GLA	LEASE START	LEASE EXP.	RENT PSF	MONTHLY BASE RENT	MONTHLY REIMBURSEMENTS	OTHER INCOME
It's Fashion Metro	11,857	19.55%	2/26/08	1/31/28	$5.00	$4,940.42	$0.00	$0.00
Family Dollar Store 23177	10,545	17.39%	6/20/97	12/31/30	$5.79	$5,086.25	$2,195.44	$0.00
Sunnybrook Dentistry*	8,047	13.27%	3/1/10	2/28/29	$14.03	$9,408.28	$1,860.00	$0.00
Rainbow Fashion #1693	7,135	11.77%	9/1/15	1/31/29	$8.41	$5,000.00	$0.00	$0.00
Rami's Sports Bar LLC	5,341	8.81%	1/1/24	12/31/28	$8.65	$3,850.00	$0.00	$250.00
Shoe Time Jackson, Inc.	2,826	4.66%	2/1/24	1/31/29	$11.04	$2,600.00	$0.00	$0.00
Patrick Imafidon	2,065	3.41%	9/1/25	8/31/28	$5.81	$1,000.00	$0.00	$100.00
Community Choice #0972	1,995	3.29%	4/1/09	6/30/27	$14.52	$2,414.12	$425.73	$0.00
Cricket Wireless	1,602	2.64%	9/1/19	9/30/22	$11.24	$1,500.00	$0.00	$0.00
Top Nails	1,500	2.47%	3/1/09	6/30/30	$14.29	$1,786.00	$428.75	$0.00
VACANT	1,400	2.31%	—	—	—	—	—	—
Sunbelt Tax Services	1,350	2.23%	9/1/19	8/31/27	$12.89	$1,450.00	$0.00	$0.00
Wilnique Orelus	1,300	2.14%	7/1/25	6/30/28	$12.46	$1,350.00	$0.00	$125.00
Big Apple Inn, Inc.	1,004	1.66%	10/1/08	8/31/26	$16.14	$1,350.00	$0.00	$0.00
Fatou Mar	1,000	1.65%	6/1/20	5/31/29	$10.20	$850.00	$0.00	$0.00
Unique Tires & Rims	800	1.32%	11/1/17	3/30/28	$28.50	$1,900.00	$0.00	$0.00
Monroe Milton	456	0.75%	3/1/26	3/31/27	$15.79	$600.00	$0.00	$0.00
FadeAway King	415	0.68%	4/1/26	4/30/27	$17.35	$600.00	$0.00	$50.00
Regions Bank ATM	—	—	3/1/22	2/3/32	—	$1,000.00	$0.00	$0.00
TOTAL	**60,638**	**100%**				**$46,685.07**	**$4,909.92**	**$525.00**
OCCUPIED	**59,238**	**97.69%**						

Source: Rent roll dated August 1, 2026 and ownership-provided operating information. Tenant names, lease terms, rental rates, reimbursements, occupancy and other information are subject to verification. Sunnybrook Dentistry & Braces operates at the Property under the Kool Smiles lease reflected in the rent roll. Annualized figures are based on the August 2026 rent roll. YE '25 NOI reflects historical operating information provided by ownership and is not indicative of future performance.

FINANCIAL SUMMARY

PROPERTY FINANCIALS (HISTORICAL + IN-PLACE YEAR TO DATE)

VIEW ONLINE AUCTION
NOVEMBER 2-4, 2026

MARKETPLACE
ONLINE AUCTION
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(2023 - JUNE 2026)	2023	2024	2025	JUNE 2026
INCOME				
Base Rent	$510,734.02	$479,781.27	$508,214.29	$262,069.63
Recovery Income	$52,101.85	$51,525.74	$78,543.74	$43,991.20
Miscellaneous Income	$485.03	$0.00	$578.86	$0.00
TOTAL REVENUE	**$563,320.90**	**$531,307.01**	**$587,336.89**	**$306,060.83**
OPERATING EXPENSES				
CAM Expenses	$35,854.42	$87,313.30	$73,594.64	$43,410.97
Management Fees	$26,626.32	$26,196.68	$30,074.98	$15,190.03
Taxes	$51,543.87	$51,566.17	$52,628.25	$22,972.49
Insurance	$24,723.00	$28,061.00	$28,774.00	$13,839.95
Other Operating / Ground Lease**	$10,800.00	$3,950.00	$0.00	$0.00
TOTAL OPERATING EXPENSES	**$149,547.61**	**$197,087.15**	**$185,071.87**	**$95,413.44**
PROPERTY NOI	**$413,773.29**	**$334,219.86**	**$402,265.02**	**$210,647.39**
Other Property Expenses*	**$41,871.20**	**$84,738.29**	**$53,648.94**	**$53,794.37**
NET INCOME / (LOSS)	**$371,902.09**	**$249,481.57**	**$348,616.08**	**$156,853.02**

DISCLAIMER: *Other Property Expenses are presented below Property NOI consistent with the historical operating statements provided by ownership and include certain non-recoverable, professional, administrative, repair and other property-level expenses. YTD 2026 reflects results through June 30, 2026 and has not been annualized. 2025 and YTD 2026 operating statements indicate that the reports include an open period and entries are not final.

** Historical Ground Lease Expense: Two parcels were previously held under leasehold interests and subject to ground rent. The Owner subsequently acquired the underlying fee interests, and the Property now includes fee simple ownership of all real estate. No ground rent is currently owed.

$587,337 YE '25 TOTAL REVENUE

$402,265 YE '25 PROPERTY NOI

+$68,045 YE '25 NOI VS. 2024

+20.4% YE '25 NOI GROWTH VS. 2024

RECENTLY COMPLETED CAPITAL EXPENDITURES

±$321.2K
COMPLETED CAPITAL EXPENDITURES
2022 – 2026

$64.5K
PAINTING + EXTERIOR
2026 CENTER PAINTING

$111.0K
PARKING LOT
PAVING + SEALING + STRIPING

$81.2K
HVAC
MULTIPLE UNIT REPLACEMENTS / UPGRADES

$39.2K
PLUMBING
NEW SEWER DRAIN + PIPES (2026)

$25.2K
OTHER
ELECTRICAL, HOT WATER HEATER + TENANT IMPROVEMENTS

**Source: Ownership-provided capital expenditure list including completed items from 2022 through 2026. Totaling $321,235.85. Amounts are rounded.*

MAJOR TENANT OVERVIEW

MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

IT'S FASHION METRO

±11,857 SF | ±19.6% OF PROPERTY GLA
AT THE PROPERTY SINCE 2008 WITH LEASE THROUGH JANUARY 2028
ESTABLISHED VALUE-ORIENTED FASHION RETAILER

It's Fashion Metro is a value-oriented fashion retailer offering apparel, footwear, and accessories for women, men, and children. The tenant has operated at Northwood Shopping Center since 2008 and represents the Property's largest tenant by GLA, occupying ±11,857 SF. Its long operating history at the center contributes to Northwood's established neighborhood retail tenancy. The Cato Corporation operated 1,069 stores across its concepts as of January 31, 2026, while the current It's Fashion locator identifies 278 It's Fashion/Metro stores.

1,069 CATO CORP. STORES ACROSS 31 STATES
278 IT'S FASHION / IT'S FASHION METRO LOCATIONS

FAMILY DOLLAR

±10,545 SF | ±17.4% OF PROPERTY GLA | AT THE PROPERTY SINCE 1997 WITH LEASE THROUGH DECEMBER 2030
LONG-STANDING NATIONAL DISCOUNT RETAIL TENANT

Family Dollar is a national neighborhood discount retailer focused on providing convenient access to everyday essentials at value-oriented price points. Founded in Charlotte, North Carolina in 1959, the company has served communities across the U.S. for more than 65 years. Family Dollar combines nationally recognized brands with lower-priced private-label products and strategically locates stores within residential neighborhoods, providing a convenient, close-to-home shopping option for its customers. The Northwood location has operated at the Property since 1997, representing nearly three decades of continuous occupancy and one of the center's longest-standing tenant relationships.

7,060 STORES ACROSS THE UNITED STATES
129 LOCATIONS THROUGHOUT MISSISSIPPI

SUNNYBROOK DENTISTRY

±8,047 SF | ±13.3% OF PROPERTY GLA | AT THE PROPERTY SINCE 2010 WITH LEASE THROUGH FEBRUARY 2029
ESTABLISHED DENTAL / HEALTHCARE TENANCY

Sunnybrook Dentistry & Braces occupies ±8,047 SF and provides an established healthcare component within Northwood Shopping Center's diversified tenant mix. Formerly operating as Kool Smiles, the Jackson practice is supported by Benevis, a leading dental service organization with a network of 100+ locally branded dental offices across the U.S. The practice's occupancy at the Property dates to 2010, providing more than 15 years of operating history at Northwood Shopping Center.

BENEVIS-SUPPORTED DENTAL SERVICE ORGANIZATION (DSO) NETWORK
100+ OFFICES | ±1.4 MILLION PATIENT VISITS ANNUALLY

RAINBOW

±7,135 SF | ±11.8% OF PROPERTY GLA | AT THE PROPERTY SINCE 2015 WITH LEASE THROUGH JANUARY 2029
ESTABLISHED NATIONAL FASHION RETAIL TENANT

Founded in Brooklyn, New York in 1935, Rainbow is an established value-oriented fashion retailer with more than 90 years of operating history. Rainbow has expanded from its original Brooklyn store to more than 800 locations across the United States, Puerto Rico, and the U.S. Virgin Islands, establishing a substantial physical retail presence while continuing to serve customers through its online platform. The Northwood Shopping Center location has operated at the Property since 2015, providing an established national retail presence within the center's diversified tenant roster.

800+ STORES ACROSS THE U.S., PUERTO RICO & U.S. VIRGIN ISLANDS
90+ YEARS OF VALUE-ORIENTED FASHION RETAIL

NEIGHBORHOOD RETAIL CENTER
EXTERIOR PHOTOS

VIEW ONLINE AUCTION
NOVEMBER 2-4, 2026

MARKETPLACE
ONLINE AUCTION
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NORTHWOOD SHOPPING CENTER

JACKSON, MS

NORTHWOOD SHOPPING CENTER
EXTERIOR LOADING PHOTOS

VIEW ONLINE AUCTION
NOVEMBER 2-4, 2026

MARKETPLACE
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NORTHWOOD SHOPPING CENTER
INTERIOR TENANT PHOTOS

VIEW ONLINE AUCTION
NOVEMBER 2-4, 2026

MARKETPLACE
ONLINE AUCTION
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FAMILY DOLLAR INTERIOR

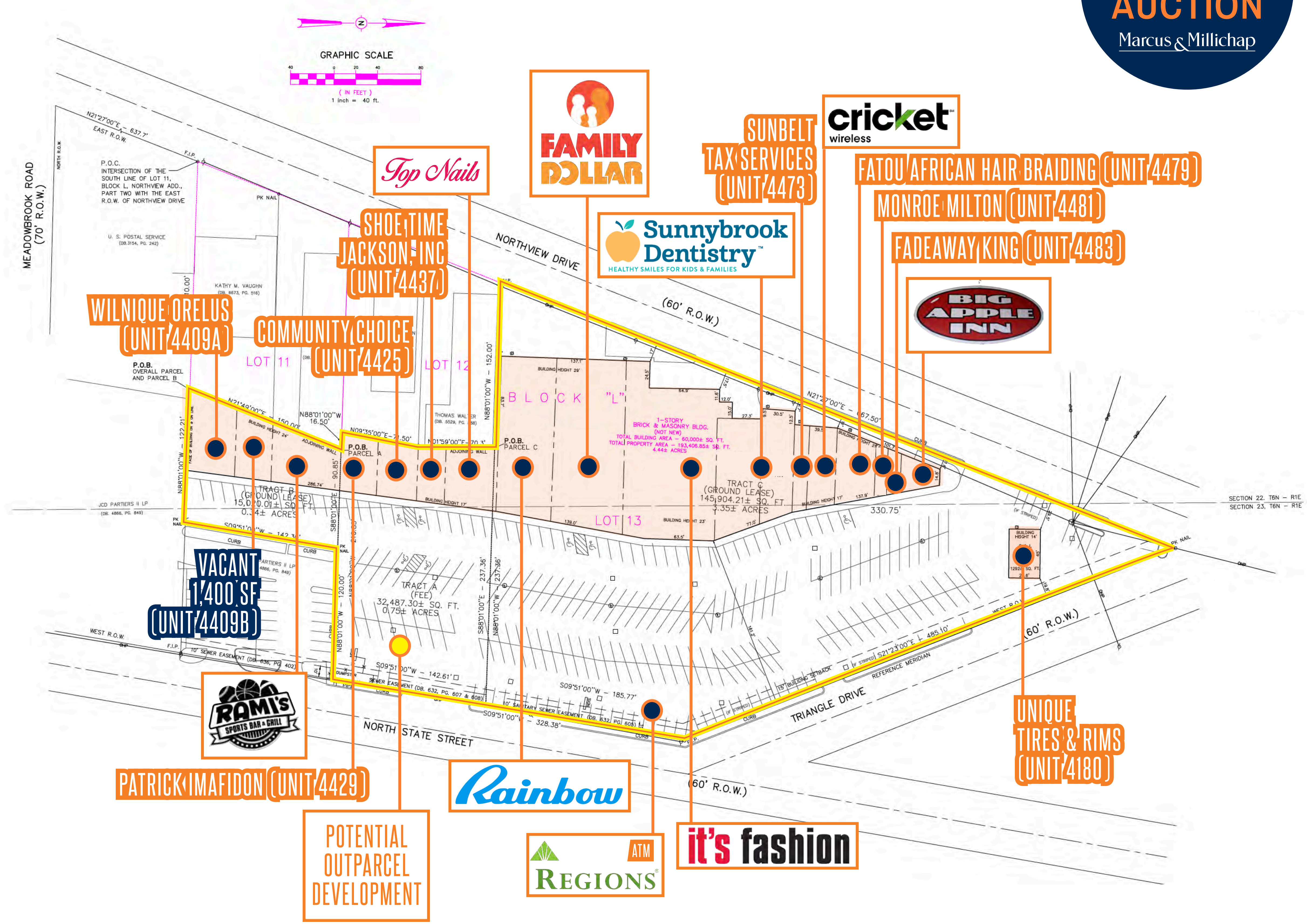
SHOE TIME INTERIOR

RAMI'S SPORTS BAR + GRILL INTERIOR

MULTI-TENANT RETAIL CENTER
SITE PLAN + SURVEY

MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

VIEW ONLINE AUCTION
NOVEMBER 2-4, 2026



ESTABLISHED MULTI-TENANT RETAIL CENTER SITUATED ON ±4.44 ACRES WITH 296 SURFACE PARKING SPACES, PROVIDING A FUNCTIONAL SITE CONFIGURATION FOR A DIVERSE MIX OF RETAIL, RESTAURANT, MEDICAL, AND SERVICE-ORIENTED USES

PROMINENT NORTH JACKSON LOCATION WITH FRONTAGE ALONG N STATE STREET (±11,000 VPD), NORTHVIEW DRIVE, AND TRIANGLE DRIVE, PROVIDING STRONG VISIBILITY AND CONVENIENT ACCESS THROUGHOUT THE SURROUNDING TRADE AREA

POTENTIAL OUTPARCEL DEVELOPMENT OPPORTUNITY ALONG THE PROPERTY'S NORTHEAST CORNER, PROVIDING ADDITIONAL VALUE-CREATION POTENTIAL SUBJECT TO EXISTING LEASE RESTRICTIONS, SITE PLANNING, ZONING REQUIREMENTS, AND GOVERNMENT APPROVALS

Disclaimer: The information and images contained herein are from sources deemed reliable. However, images are for illustrative purposes only and may be out-of-date and not current.
Bidders will need to confirm the building's condition, interior condition/layout, etc prior to bidding.

VIEW ONLINE AUCTION
NOVEMBER 2-4, 2026

HINDS COUNTY
JACKSON, MISSISSIPPI

Jackson, Mississippi, the state capital and principal city of the Jackson metropolitan area, serves as a major center for government, healthcare, education, professional services, retail, and transportation employment. Hinds County has ±222,494 residents, a labor force of ±105,615, ±118,626 total employed, and a ±$15.4 billion GDP. The regional economy is supported by a substantial, diversified employment base. The State of Mississippi employs ±27,780 people in Jackson, followed by the University of Mississippi Medical Center with ±9,200 employees, University Physicians ±5,080, Jackson Public School District ±4,200, and Mississippi Baptist Medical Center ±3,000. Healthcare and Social Assistance is Hinds County's largest GDP contributor at ±19.4%, while Public Administration, Healthcare, Education, Chemical, and Freight Transportation rank among its leading industry clusters.

Healthcare and education generate significant recurring employment and consumer demand. Across the Jackson MSA, Education and Health Services employed ±52,900 people as of December 2025, increasing ±5.6% year-over-year. Healthcare practitioner and technical occupations account for ±23,700 jobs, or ±8.8% of area employment versus 6.3% nationally. The metro includes ±8,700 registered nurses, ±2,050 licensed practical/vocational nurses, and ±1,310 nurse practitioners. Jackson also supports a significant visitor economy, generating ±$1.3 billion in annual visitor spending across Jackson and Hinds County, including ±$267.6 million in food and beverage, ±$208.5 million in recreation, ±$166 million in lodging, and more than ±$230 million in combined retail and transportation spending. Tourism generated ±$30.6 million in local tax revenue during FY 2024-2025. Visit Jackson secured 218 conventions and events during 2024-2025, attracting more than 1.1 million attendees and generating an estimated ±$100 million in economic impact.

Strategically positioned at the convergence of I-55 and I-20, Jackson provides direct north-south and east-west connectivity across Mississippi and the Southeast. Northwood Shopping Center is located along the established North State Street commercial corridor, ±1.5-mi from I-55, with convenient access to Downtown Jackson, UMMC, Jackson State University, established residential neighborhoods, major employment centers, and Jackson-Medgar Wiley Evers International Airport.

JACKSON SERVES AS MISSISSIPPI'S CAPITAL AND LARGEST CITY, ANCHORED BY GOVERNMENT, HEALTHCARE, AND EDUCATION EMPLOYMENT

CONVENIENT ACCESSIBILITY; IDEALLY LOCATED TO DRAW FROM A BROAD COMMUTER WORKFORCE THROUGHOUT THE REGION

LOCATED NEAR THE GEOGRAPHIC CENTER OF MISSISSIPPI, WITH I-55 + I-20 CONNECTIVITY PROVIDING REGIONAL ACCESS THROUGHOUT THE JACKSON MSA AND BEYOND

REGIONAL
ACCESS & OPPORTUNITY

VIEW ONLINE AUCTION
NOVEMBER 2-4, 2026

RI MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

REGIONAL ACCESSIBILITY

Jackson occupies a strategic central Mississippi location at the intersection of I-55 and I-20, two of the state's principal transportation corridors. Northwood Shopping Center is positioned just ±1.5-mi from I-55, providing convenient connectivity to Downtown Jackson, surrounding residential communities, major employment centers, and destinations throughout the metropolitan area. I-55 provides direct north-south connectivity toward Memphis and New Orleans, while I-20 extends east-west toward major regional markets including Dallas, Shreveport, Birmingham, and Atlanta. The broader Jackson MSA encompasses eight counties, extending the Property's regional consumer and workforce reach beyond Jackson and Hinds County.

STATE CAPITAL + REGIONAL EMPLOYMENT CENTER

As Mississippi's capital and largest city, Jackson supports a diversified employment base spanning state government, healthcare, higher education, professional services, retail, logistics, and other industries. The concentration of government offices, institutions, employers, and commercial activity creates recurring daytime population and consumer demand throughout the market.

MAJOR HEALTHCARE ANCHOR

The University of Mississippi Medical Center is Mississippi's only academic medical center and one of the state's largest employers, with ±9,200 employees, a ±$2 billion annual budget, and more than 3,000 students. Its main Jackson campus includes four hospitals totaling 827 beds and the state's only Level I trauma center. Healthcare extends well beyond UMMC, with ±23,700 healthcare practitioner and technical jobs across the Jackson MSA.

HIGHER EDUCATION + INSTITUTIONAL DEMAND

Jackson is home to a concentration of higher education institutions including Jackson State University, Millsaps College, Belhaven University, Tougaloo College, and UMMC's health science schools. Together, these institutions generate recurring demand from students, faculty, staff, patients, visitors, and institutional employment. Education + Health Services employed ±52,900 people across the Jackson MSA as of December 2025, increasing ±5.6% year-over-year, further reinforcing the importance of institutional employment to the regional economy.

TOURISM + CONVENTION ECONOMY

Jackson and Hinds County generate ±$1.3 billion in annual visitor spending, including ±$267.6 million in food and beverage, ±$208.5 million in recreation, ±$166 million in lodging, and more than ±$230 million in combined retail and transportation spending. Tourism generated ±$30.6 million in local tax revenue during FY 2024-2025. Visit Jackson secured 218 conventions and events during 2024-2025, attracting more than 1.1 million attendees and generating an estimated ±$100 million in economic impact.

Source(s): U.S. Census Bureau, www.census.gov; U.S. Bureau of Labor Statistics, www.bls.gov; Cooperative Energy, Hinds County Business Climate 2026, www.cooperativeenergy.com; University of Mississippi Medical Center, www.umc.edu; Visit Jackson, www.visitjackson.com.

HINDS COUNTY | BY THE NUMBERS

±222,494	±105,615	±118,626	±$15.4B	±22.9 MIN	±4,726
POPULATION	LABOR FORCE	TOTAL EMPLOYED	GDP	AVG. COMMUTE TIME	MANUFACTURING EMPLOYMENT
Source: Cooperative Energy Hinds County Business Climate 2026 (JobsEQ, 2024-2025)	Source: Cooperative Energy Hinds County Business Climate 2026 (JobsEQ, 2024-2025)	Source: Cooperative Energy Hinds County Business Climate 2026 (JobsEQ, 2024-2025)	Source: Cooperative Energy Hinds County Business Climate 2026 (JobsEQ, 2024-2025)	Source: U.S. Census Bureau (2020-2024)	Source: Cooperative Energy Hinds County Business Climate 2026 (JobsEQ, 2024-2025)

ESTABLISHED MIXED-USE CULTURAL & MEDICAL DISTRICT

JACKSON'S FONDREN NEIGHBORHOOD DISTRICT

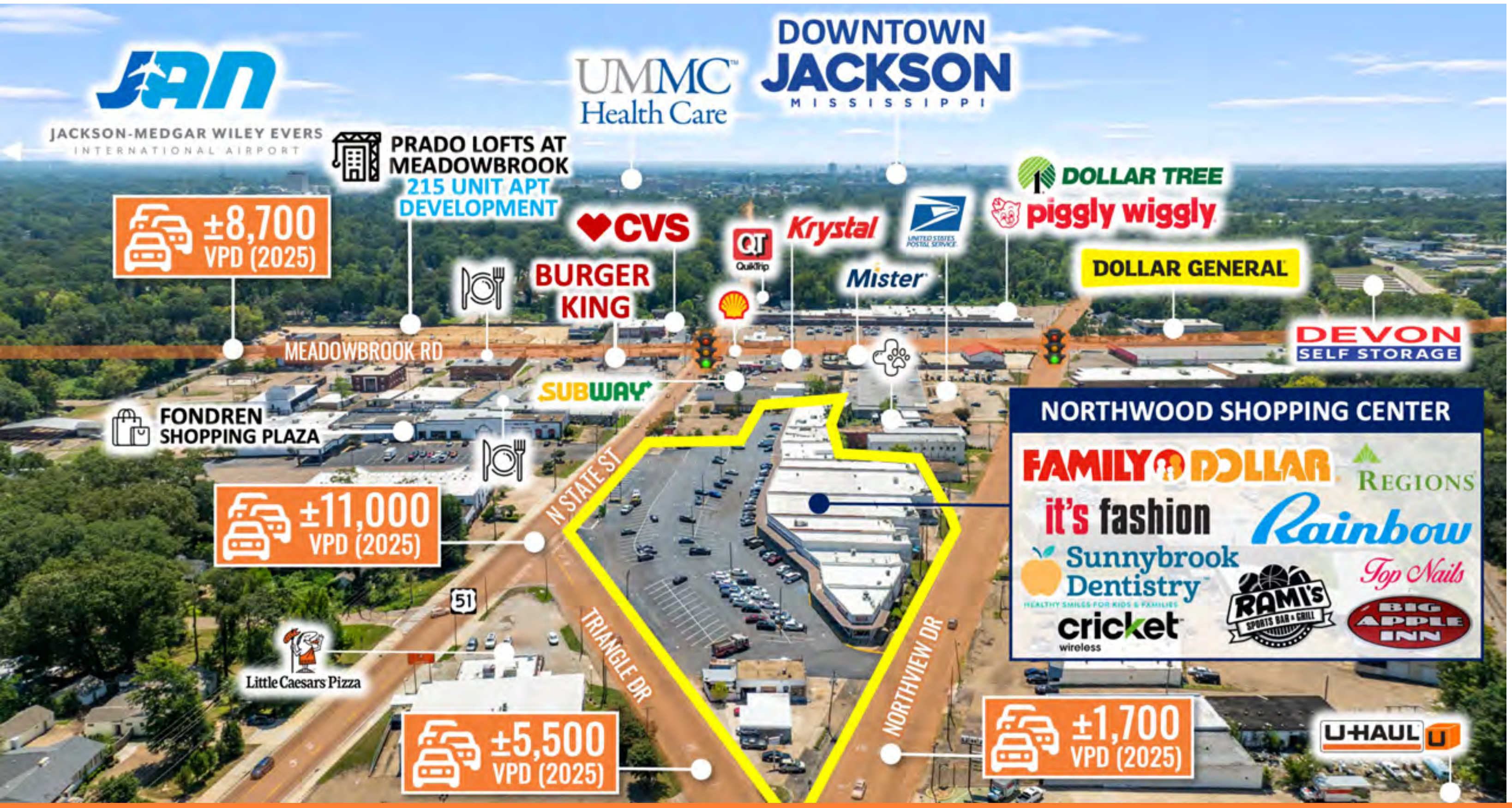
Located within Jackson's Fondren area, Northwood Shopping Center benefits from proximity to one of the city's most established mixed-use neighborhoods and an active center of residential, retail, dining, medical, hospitality, and entertainment activity. Fondren is home to more than 6,000 residents and 200 businesses, combining historic residential neighborhoods with locally owned restaurants, retail, arts and entertainment venues, professional services, and a substantial medical employment base.

The district has experienced continued reinvestment and redevelopment, with significant projects currently underway expanding its residential and hospitality base. Recent activity includes the ±$59 million Flats at Fondren, a 234-unit apartment community that broke ground in April 2026, and a new ±$25 million, 111-room Hampton Inn with ground-floor retail and dining space that broke ground in March 2026.

Fondren also serves as one of Jackson's principal dining, arts and entertainment destinations, with approximately 30 locally owned restaurants, bars, bakeries and coffee shops, along with venues including Duling Hall, The Capri Theatre, Highball Lanes and Fondren Yard. The combination of new residential development, hospitality investment, established businesses and nearby medical institutions continues to reinforce the district as a significant activity center within Jackson.

THE FONDREN AREA | BY THE NUMBERS

6,000+	200+	±$165M	±450	110+	480+
AREA RESIDENTS	AREA BUSINESSES	RECENT + CURRENT INVESTMENT	NEW APARTMENTS	NEW HOTEL ROOMS	NEW PARKING SPACES



A GROWING AREA

MAJOR DEVELOPMENTS

THE BLOCK AT FONDREN

DINING + ENTERTAINMENT REDEVELOPMENT

±$13 MILLION REDEVELOPMENT

The Block at Fondren is a multi-venue dining and entertainment destination centered around the revitalized historic Capri Theatre. The ±$13 million redevelopment brought the Capri Theatre, Highball Lanes and The Pearl Tiki Bar to the district in 2022, followed by The Station in 2023 and Fondren Yard in 2024. The destination now combines dining, entertainment, nightlife, live events and outdoor gathering space within a single city block along North State Street.

FONDREN PARKING GARAGE

5 STORIES | 484 PARKING SPACES

±$20 MILLION

Completed in late 2024, the ±$20 million Fondren Parking Garage represents a major infrastructure investment supporting continued residential and commercial growth within the district. The five-story, ±162,600-SF facility includes 484 parking spaces, pedestrian walkways, green space, infrastructure improvements, elevator towers and event space. The garage also directly supports the adjacent Flats at Fondren development and surrounding businesses.

PRADO LOFTS AT MEADOWBROOK

PLANNED 215 LUXURY APARTMENTS | UNDER CONSTRUCTION

±$50 MILLION

Located along Meadowbrook Road ±0.5-mi. from Northwood Shopping Center, the ±$50 million Prado Lofts development represents a significant new residential investment within the Property's immediate trade area. The planned 215-unit luxury apartment development will add new households and residential density near the North State Street retail corridor.

THE FLATS AT FONDREN

234 APARTMENTS | UNDER CONSTRUCTION

±$59 MILLION

The Flats at Fondren represents a significant new residential investment within the greater Fondren area, with 234 apartments planned across more than ±228,000 SF. The community will offer one-, two- and three-bedroom residences with a pool, pavilion, fitness center and game room, expanding the area's residential base and supporting additional consumer activity for surrounding businesses.

NEW HAMPTON INN

111 ROOMS | UNDER CONSTRUCTION

±$25 MILLION

The new ±$25 million, 111-room Hampton Inn represents continued hospitality investment within the heart of Fondren. In addition to new hotel accommodations, the development will incorporate ground-floor retail and restaurant space, further expanding the district's hospitality, dining and commercial offerings.

Sources: Fondren Renaissance Foundation (www.fondren.org); The Block at Fondren (www.theblockatfondren.com); AnderCorp (www.andercorp.com); Visit Jackson (www.visitjackson.com); WLBT (www.wlbt.com)

MISSISSIPPI ADVANTAGE

VIEW ONLINE AUCTION
NOVEMBER 2-4, 2026

MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

MISSISSIPPI COMBINES COMPETITIVE BUSINESS COSTS, RECORD CORPORATE INVESTMENT, A SKILLED WORKFORCE, AND MULTIMODAL INFRASTRUCTURE TO SUPPORT CONTINUED BUSINESS EXPANSION AND LONG-TERM ECONOMIC GROWTH.

BUSINESS CLIMATE & ECONOMIC MOMENTUM
RECORD INVESTMENT + 2026 EXPANSION

Mississippi continues to attract major corporate investment across technology, advanced manufacturing, energy infrastructure, automotive, aerospace, logistics, and other industries. In January 2026, xAI announced an investment exceeding ±$20 billion for a new Southaven data center, representing the largest corporate investment in Mississippi history and creating hundreds of permanent jobs. Additional 2026 announcements include Siemens Energy's ±$300 million Rankin County expansion creating up to 300 jobs, Jabil's ±$119 million Marshall County manufacturing facility expected to create ±2,200 jobs, and Southwire's ±$256 million Starkville expansion creating 128 jobs. Together, these projects reinforce Mississippi's growing position as a destination for large-scale technology and manufacturing investment.

DIVERSE ECONOMY & WORKFORCE
MANUFACTURING, RESHORING + TALENT PIPELINE

Mississippi supports a diverse economic base spanning manufacturing, aerospace and defense, automotive, energy, logistics, healthcare, agriculture, and technology. Manufacturing accounts for roughly one in every 10 Mississippi workers, while the state continues to capture a growing share of reshoring and foreign direct investment activity. Mississippi generated ±10,746 jobs from FDI and reshoring projects in 2024 and, based on first-quarter 2025 data, ranked #3 nationally with a projected ±12,084 reshoring and FDI jobs. In 2026, that momentum is reflected in new and expanding operations from companies including xAI, Siemens Energy, Jabil, Southwire, Keytronic, and other major employers.

TRANSPORTATION & CONNECTIVITY
CONNECTED TO U.S. + GLOBAL MARKETS

Mississippi's central Southeast location and multimodal infrastructure connect businesses with major domestic and international markets. The state is served by six interstate highways, 14 major highways, 2,500+ miles of freight rail, and 15 ports on navigable waterways, including two deepwater Gulf Coast ports. This network provides access to 100+ million consumers within a one-day drive and supports the movement of goods between Mississippi and major regional markets including Memphis, New Orleans, Dallas, Houston, Atlanta, and Nashville.

Source(s): U.S. Census Bureau, www.census.gov; Mississippi Development Authority, www.mississippi.org; Mississippi Department of Transportation, www.mdot.ms.gov.

MISSISSIPPI | A STATE BUILT FOR BUSINESS

>$20B
xAI INVESTMENT
Largest Corporate Investment in Mississippi History
Announced January 2026

±2,200
NEW JABIL JOBS
Marshall County
Announced 2026

MS
MISSISSIPPI ADVANTAGE
STRONGER INVESTMENT.
A DIVERSE ECONOMY.
GREATER CONNECTIVITY.

±$300M
SIEMENS ENERGY INVESTMENT
Up to 300 New Jobs
Rankin County
Announced 2026

100M+
U.S. CONSUMERS
Accessible Within a One-Day Drive

CONNECTED TO U.S. + GLOBAL MARKETS
15 Ports on Navigable Waterways
6 Interstates | 14 Major Highways
2,500+ Miles of Freight Rail

CONNECTED TO NATIONAL + GLOBAL MARKETS

EXTENSIVE MULTIMODAL INFRASTRUCTURE

INTERSTATE 10
I-10
MAJOR EAST-WEST CORRIDOR

INTERSTATE 20
I-20
MAJOR EAST-WEST CORRIDOR

INTERSTATE 55
I-55
MAJOR NORTH-SOUTH CORRIDOR

INTERSTATE 59
I-59
REGIONAL INTERSTATE ACCESS

JAN
JACKSON-MEDGAR WILEY EVERS INTERNATIONAL AIRPORT

GPT
GULFPORT-BILOXI INTERNATIONAL AIRPORT

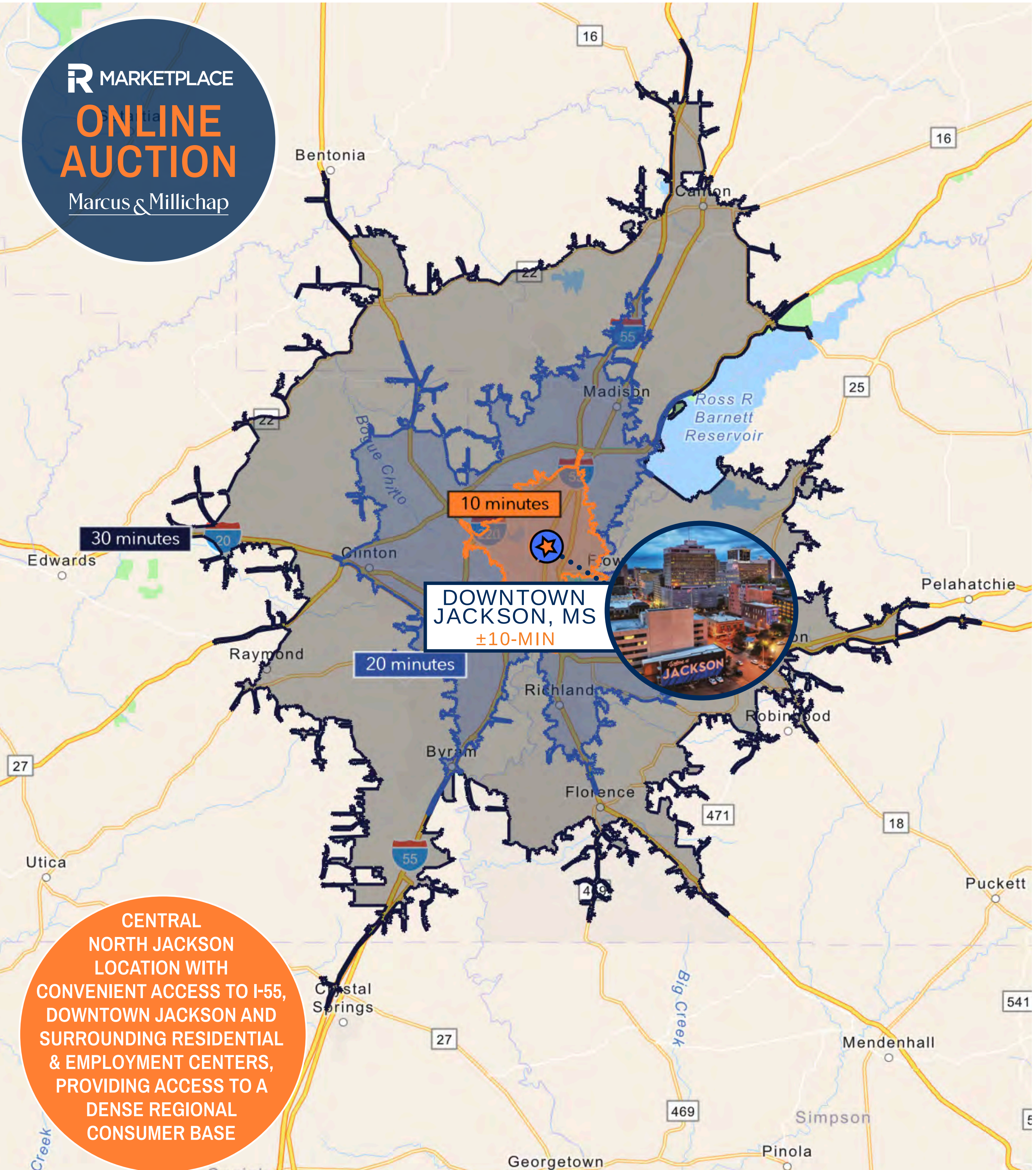
16
PORTS STATEWIDE

800+ MI
NAVIGABLE WATERWAYS

BUILT-IN CROSS-TRAFFIC FROM CO-TENANTS AND NEARBY RETAILERS

VIEW ONLINE AUCTION
NOVEMBER 2-4, 2026

NORTH JACKSON SUBMARKET
DRIVE TIME MAP (10, 20, 30-MINUTES)



5-MILE DEMOGRAPHICS

VIEW ONLINE AUCTION
NOVEMBER 2-4, 2026

Households
In 2018, there were **44,328** households with an average size of **2.04** people per household.

Household expenditure is **$62,435** per year, with **$2,598** spent eating out, **$7,174** on transport and **$19,566** on retail.

Household Income
Disposable income averages **$49,456** per household or **$33,856** per capita.

An estimated **23.6%** households live below the poverty line while **2.3%** have $200,000 or more in disposable income.

Population
94,879 people live in the area, **45,467** men and **49,412** women.

With growth of **-0.8%**, the population is expected to reach **91,009** by 2026.

Home Value
The median home value is **$169,529** with home ownership at **51.3%**.

Of the **53,015** homes **22,718** are owner occupied and **8,687** (**16.4%**) vacant.

Age
The median age is **38.4**.

19.4% are under 18, **62.3%** 18-65 and **18.3%** 65 or older.

KEY FACTS
- 94,879 — Population
- 38.4 — Median Age
- 2.0 — Average Household Size
- $71,541 — 2022 Average Household Income (Esri)

EDUCATION
- 10% — No High School Diploma
- 23% — High School Graduate
- 28% — Some College
- 39% — Bachelor's/Grad/Prof Degree

BUSINESS
- 7,106 — 2026 Total Businesses (NAICS)
- 129,698 — 2026 Total Employees (NAICS)

EMPLOYMENT
- White Collar — 63%
- Blue Collar — 20%
- Services — 17%
- 5.3% — Unemployment Rate

INCOME
- $49,456 — Median Household Income
- $33,856 — Per Capita Income
- $68,025 — Median Net Worth

ANNUAL HOUSEHOLD SPENDING
- $1,556 — Apparel & Services
- $135 — Computers & Hardware
- $2,660 — Eating Out
- $4,987 — Groceries
- $4,887 — Health Care

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2024, 2027.

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Activity ID # ZAH1240212

ONLINE AUCTION

STARTING BID $850,000
AUCTION DATES: NOVEMBER 2-4, 2026
CLICK TO VIEW AUCTION WEBSITE

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (https://marketplace.realinsight.com/legal-sale-terms). **ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. **You may contact the sales advisors with any due diligence questions.**

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (https://marketplace.realinsight.com/faq-bid-registration).

AUCTION DATE

The Auction end date is set for NOVEMBER 2-4, 2026.

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. By submitting an Offer on a Property, Participant is deemed to have accepted any additional terms and conditions posted on the Property's details page on the Website ("Property Page") at the time the Offer was submitted, and such terms and conditions govern and control over these Terms to the extent of any conflict. For further information about how to bid, please visit the Bidding page (https://marketplace.realinsight.com/faq-bidding).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

FOR AUCTION RELATED QUESTIONS

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