



**FOR LEASE**

# 1003 BONITA LAKES CIRCLE

1003 Bonita Lakes Circle, Meridian, MS 39301



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## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Property Type: Retail

Available SF: ± 39,500 SF

Lease Rate: \$10.00 SF/yr (NNN)

Building Size: ± 39,500 SF

## LOCATION OVERVIEW

Well located big box on an outparcel of the Bonita Lakes Mall with easy access and freeway visibility just off Highway 20. Neighbors include Dillard's, Sears, Belk and Harley Davidson. Strong trade area with excellent demographics, property is an ideal location for a multitude of retail uses.

## PROPERTY OVERVIEW

42,814 square foot building with an attractive stone facade and considerable glass storefront. Large private parking lot allows for easy ingress and egress.

## PROPERTY HIGHLIGHTS

- 2 dock high doors
- 24' clear height
- Ample parking
- Great tenant mix



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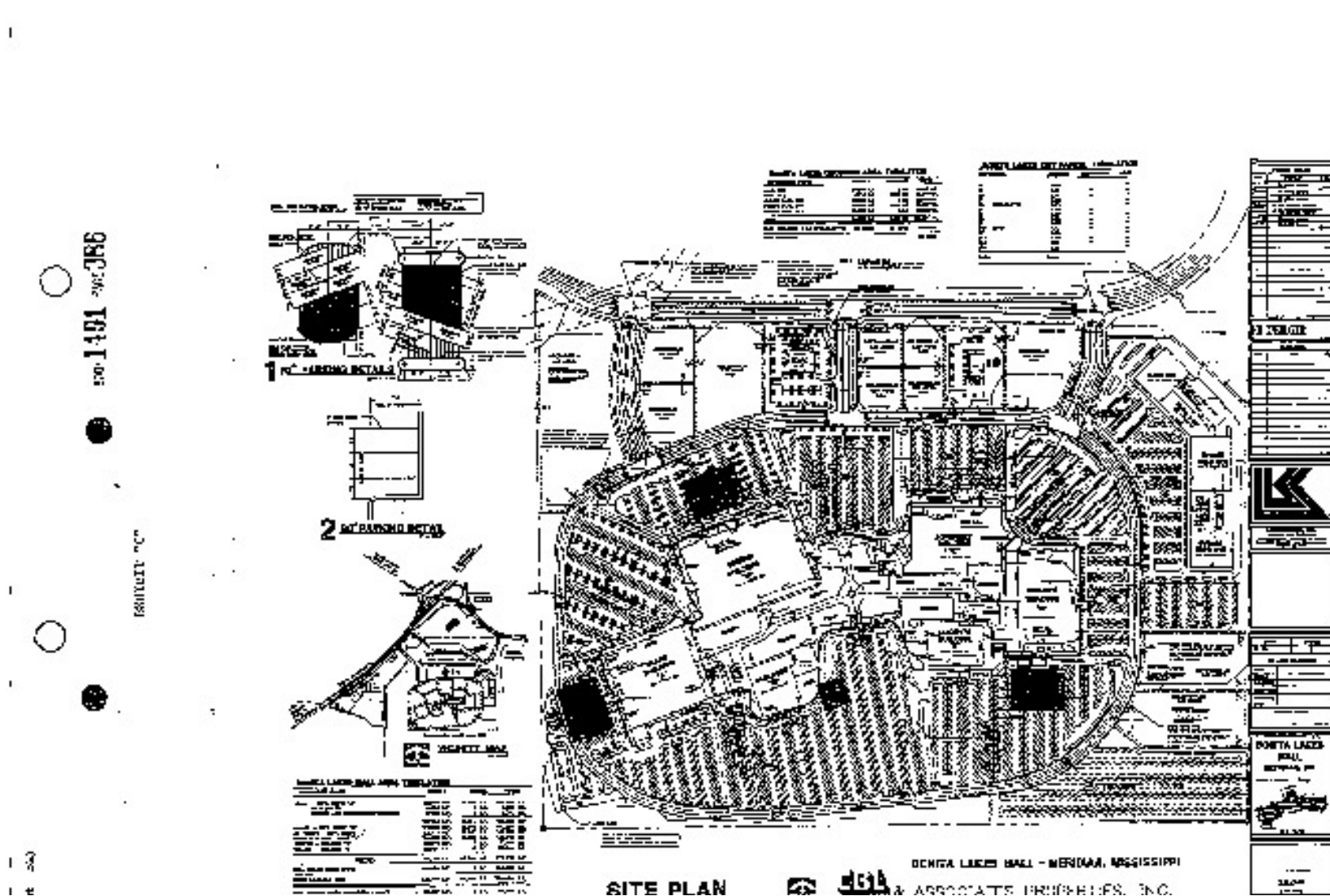
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## SITE PLAN



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## RETAILER MAP



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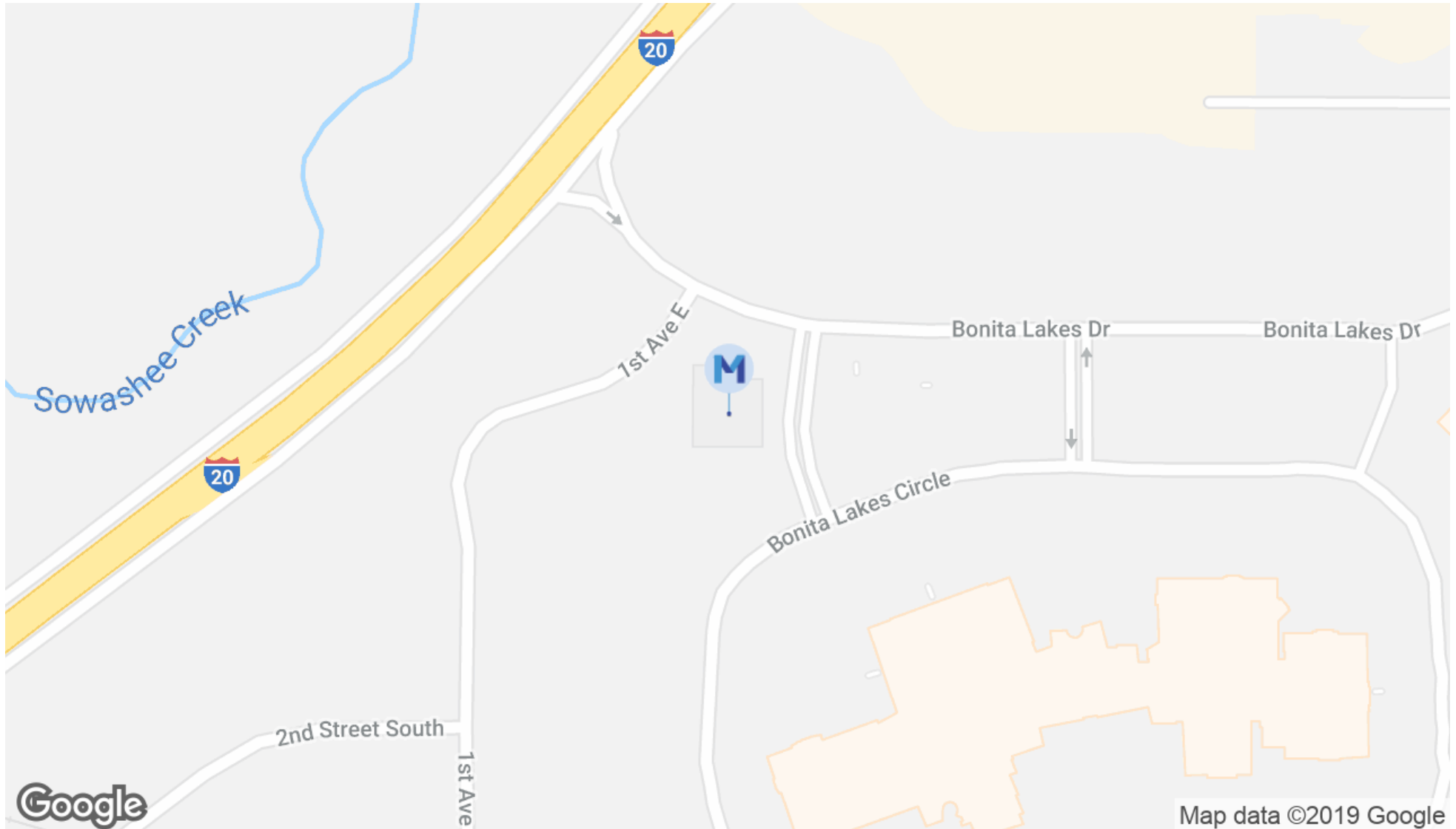
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## LOCATION MAPS



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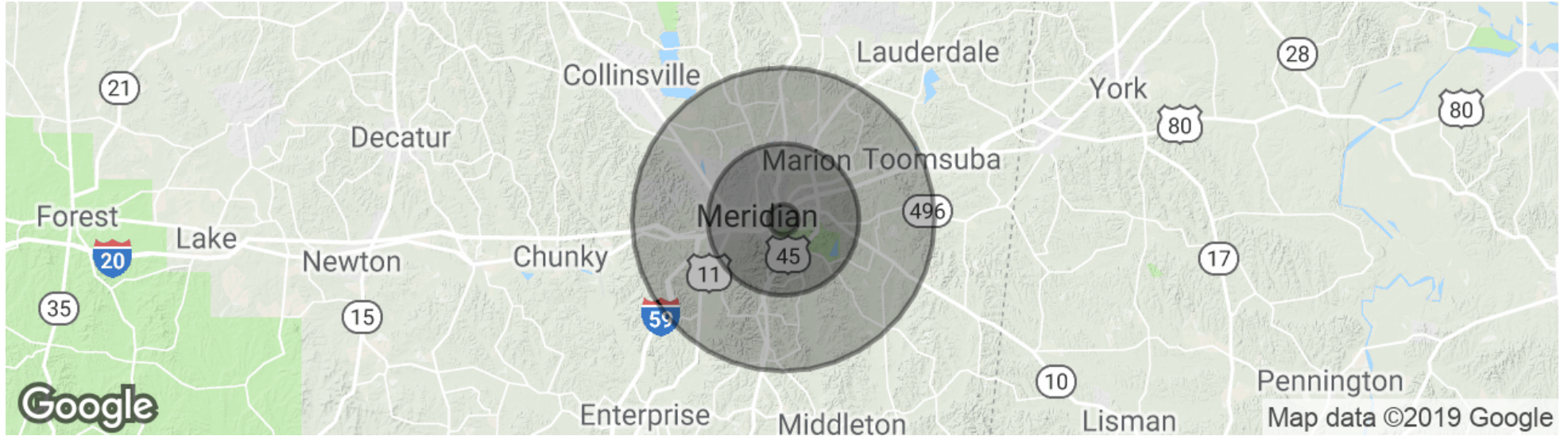
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	700	40,189	62,288
Median age	45.9	35.2	35.5
Median age (Male)	38.7	33.8	34.2
Median age (Female)	52.5	36.7	37.0

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	292	16,319	24,656
# of persons per HH	2.4	2.5	2.5
Average HH income	\$45,204	\$47,896	\$51,160
Average house value	\$90,907	\$147,885	\$132,637



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