

For Lease: Market Street at Flowood

144 Market Street | Flowood, MS



MARTIN SMITH, CCIM

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For Lease

Market Street at Flowood
Flowood, MS

Property Specifications

SPACE AVAILABLE

859-9,636 SF

GLA

263,852 SF

Traffic Counts

Lakeland Drive, NW of Site	45,000 VPD
Old Fannin Road, N of Site	20,000 VPD
Lakeland Drive, NE of Site	40,000 VPD
E Metro Parkway, S of Site	11,000 VPD

Year: 2024 | Source: MDOT

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About the Property

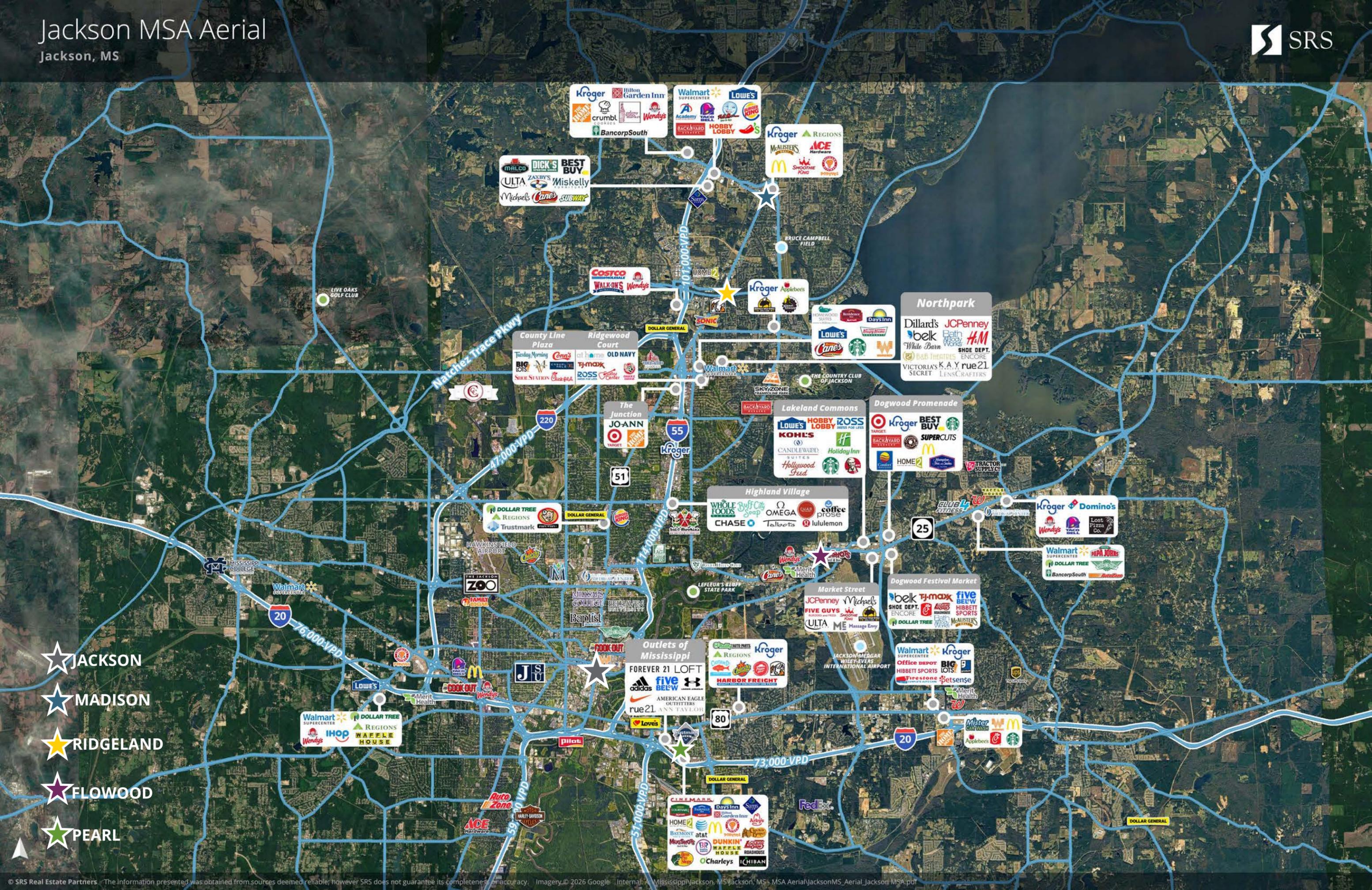
- Strong tenant line up includes anchors JCPenney, Dick's Sporting Goods, DSW, Michael's, and Ulta
- Located at the intersection of Lakeland Drive and E Metro Parkway in Flowood, MS - an affluent submarket of Jackson - and one of the most dominate retail intersections in Mississippi
- New Waterpointe development with approximately 500 residences is located across E Metro Parkway

Join These Retailers



SRS REAL ESTATE PARTNERS





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- ★ RIDGELAND
- ★ FLOWOOD
- ★ PEARL

Flowood Market Overview

Flowood, AL



Dogwood Festival Market

TJ-maxx	HomeGoods	BOOT BARN
OLD NAVY	at&t	VICTORIA'S SECRET
MATTRESS FIRM	five BELOW	JL JIMMY JAZZ
THE JOINT chiropractic	LOFT	LANE BRYANT
Jersey Mike's Subs	RED WING SHOES	claire's
SOMA	chico's	Bath&BodyWorks
	GameStop	carter's

Market Street at Flowood

JCPenney	DICK'S SPORTING GOODS	Michaels
GREAT AMERICAN COOKIES	ULTA	DSW
BARNES & NOBLE	ME Massage Envy	COZY OUTFITTERS
Gigi's cupcakes	FIVE GUYS BURGERS and FRIES	W
AMERIGO	WHICH WICH? SUPERIOR SANDWICHES	SMOOTHIE KING

SITE
144 Market St

Waterpointe

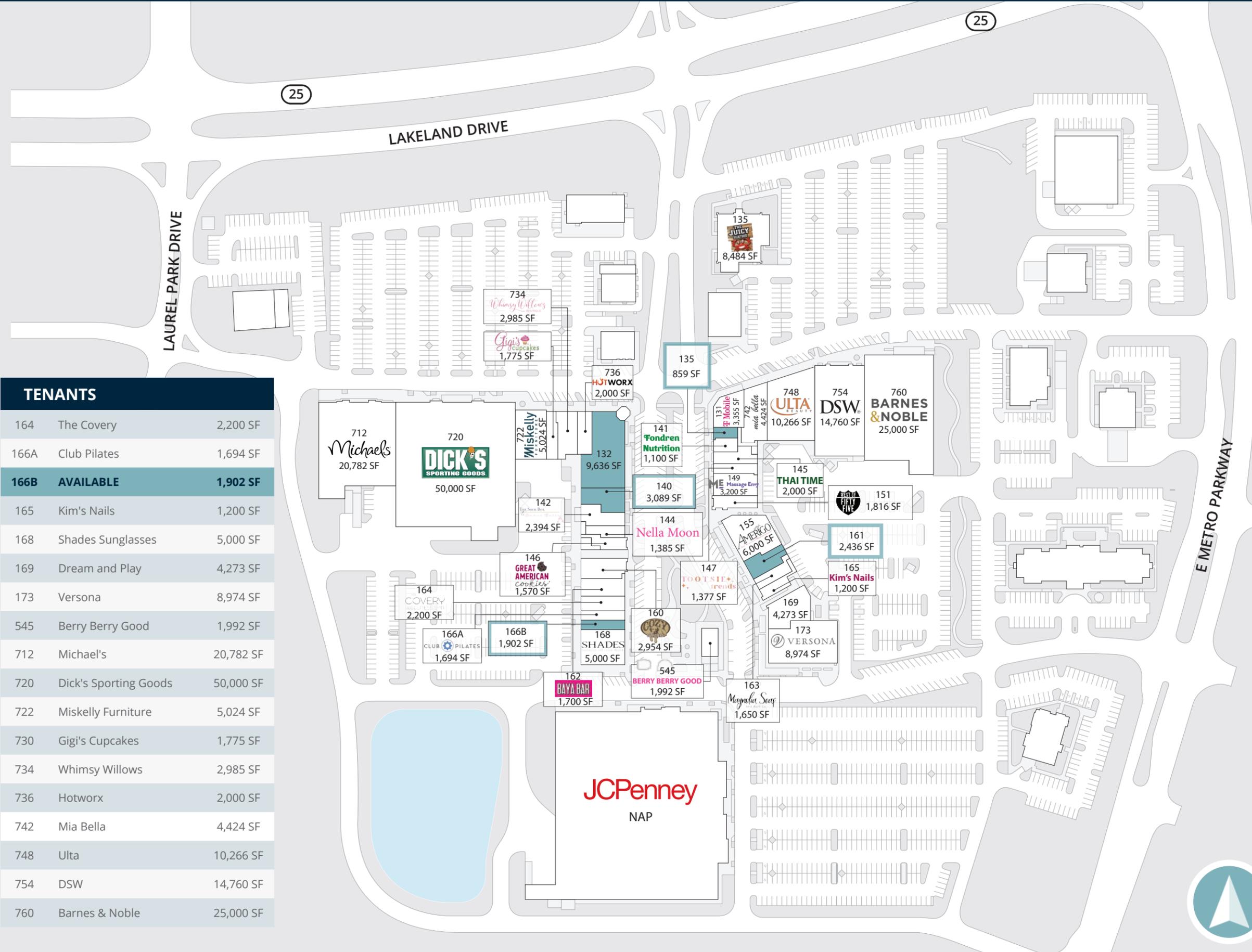
500 RESIDENCES UNDER CONSTRUCTION

COMMUNITY BANK



TENANTS		
NAP	JCPenney	
111	Juicy Seafood	8,484 SF
131	T Mobile	3,355 SF
132	AVAILABLE	9,636 SF
135	AVAILABLE	859 SF
141	Fondren Nutrition	1,100 SF
140	AVAILABLE	3,089 SF
142	Shoe Box	2,394 SF
144	Nella Moon	1,385 SF
145	Thai Time	2,000 SF
146	Great American Cookie Co.	1,570 SF
147	Tootsie Trends	1,377 SF
149	Massage Envy	3,200 SF
151	West of 55	1,816 SF
155	Amerigo	6,000 SF
160	Cozy Outfitters	2,954 SF
161	AVAILABLE	2,436 SF
162	Baya Bar	1,700 SF
163	Magnolia Soap & Bath	1,650 SF

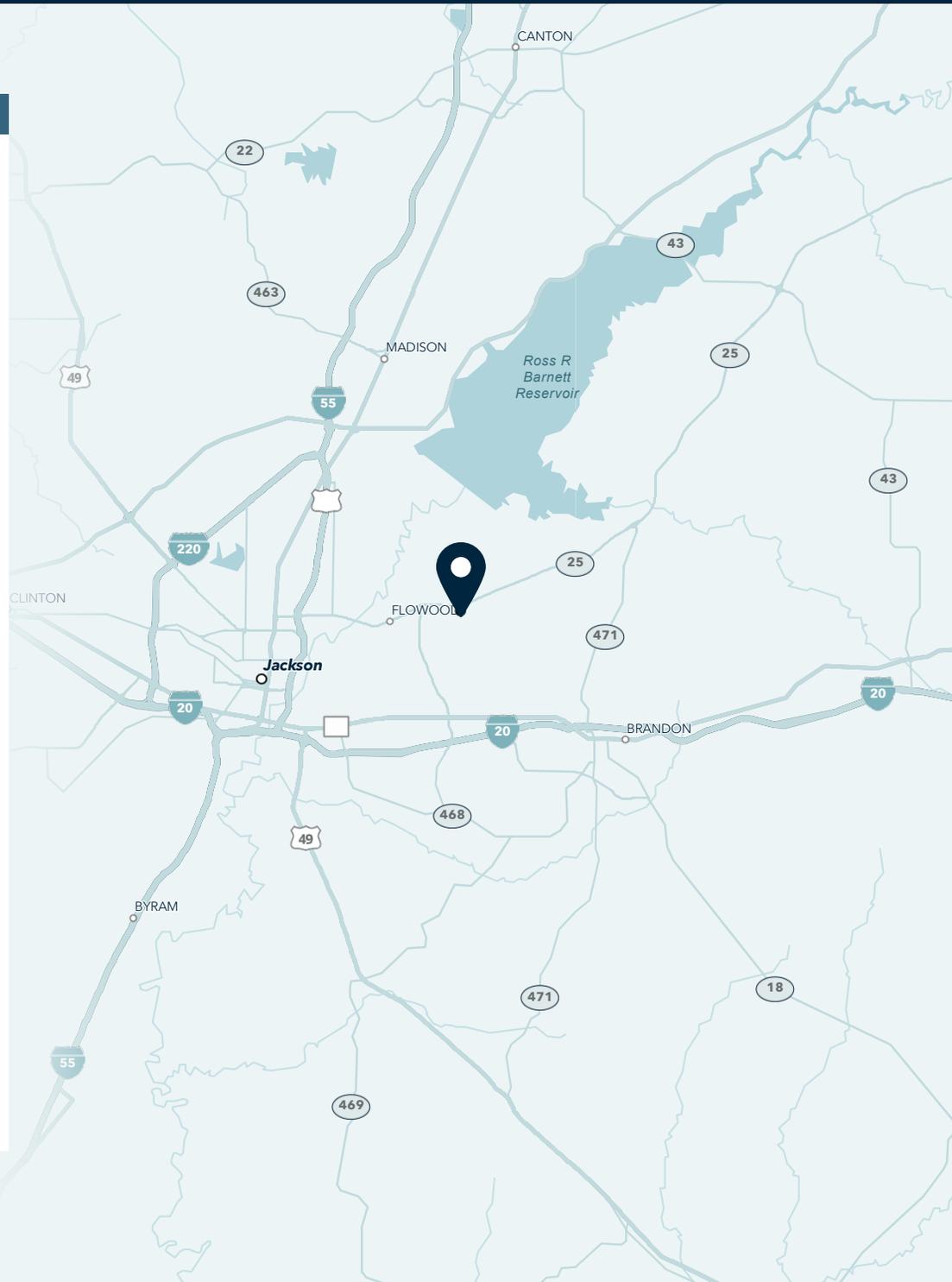
TENANTS		
164	The Covery	2,200 SF
166A	Club Pilates	1,694 SF
166B	AVAILABLE	1,902 SF
165	Kim's Nails	1,200 SF
168	Shades Sunglasses	5,000 SF
169	Dream and Play	4,273 SF
173	Versona	8,974 SF
545	Berry Berry Good	1,992 SF
712	Michael's	20,782 SF
720	Dick's Sporting Goods	50,000 SF
722	Miskelly Furniture	5,024 SF
730	Gigi's Cupcakes	1,775 SF
734	Whimsy Willows	2,985 SF
736	Hotworx	2,000 SF
742	Mia Bella	4,424 SF
748	Ulta	10,266 SF
754	DSW	14,760 SF
760	Barnes & Noble	25,000 SF





Area Snapshot

	1 MILE	3 MILES	5 MILES
Population			
2025 Estimated Population	2,471	17,162	72,741
2030 Projected Population	2,564	17,949	74,380
Proj. Annual Growth 2025 to 2030	0.74%	0.90%	0.45%
Daytime Population			
2025 Daytime Population	5,101	27,300	77,526
Workers	3,944	20,196	45,047
Residents	1,157	7,104	32,479
Income			
2025 Est. Average Household Income	\$106,286	\$113,891	\$104,734
2025 Est. Median Household Income	\$74,045	\$84,689	\$76,042
Households & Growth			
2025 Estimated Households	1,188	7,618	32,084
2030 Estimated Households	1,259	8,106	33,550
Proj. Annual Growth 2025 to 2030	1.17%	1.25%	0.90%
Race & Ethnicity			
2025 Est. White	66%	68%	65%
2025 Est. Black or African American	21%	21%	27%
2025 Est. Asian or Pacific Islander	8%	5%	2%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	6%	6%	6%
2025 Est. Hispanic (Any Race)	3%	4%	4%

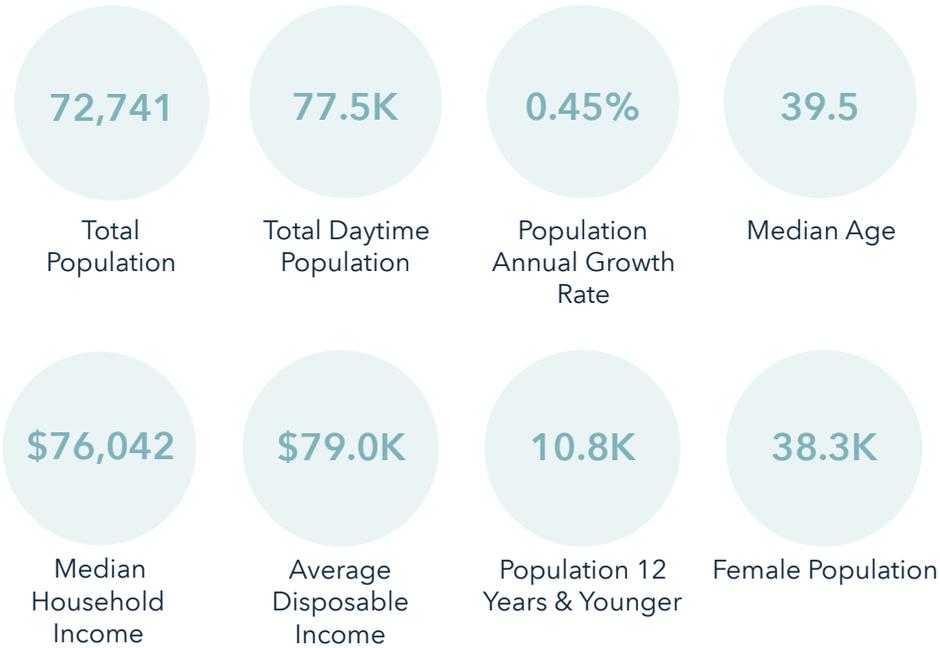


Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Ring of 5 Miles

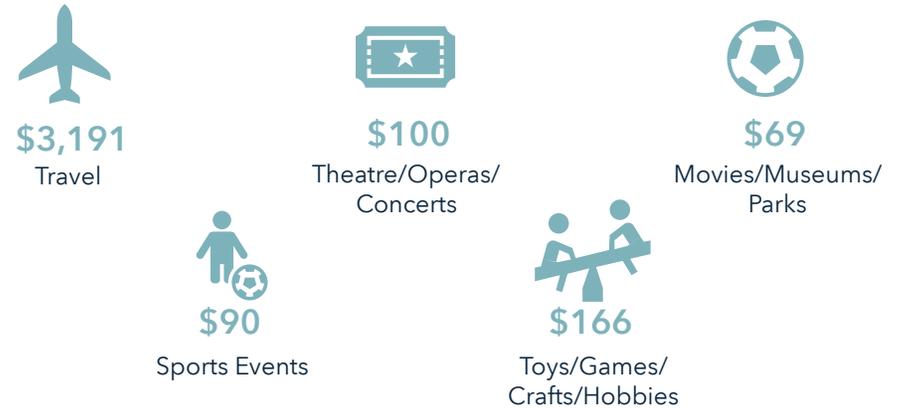
Key Facts



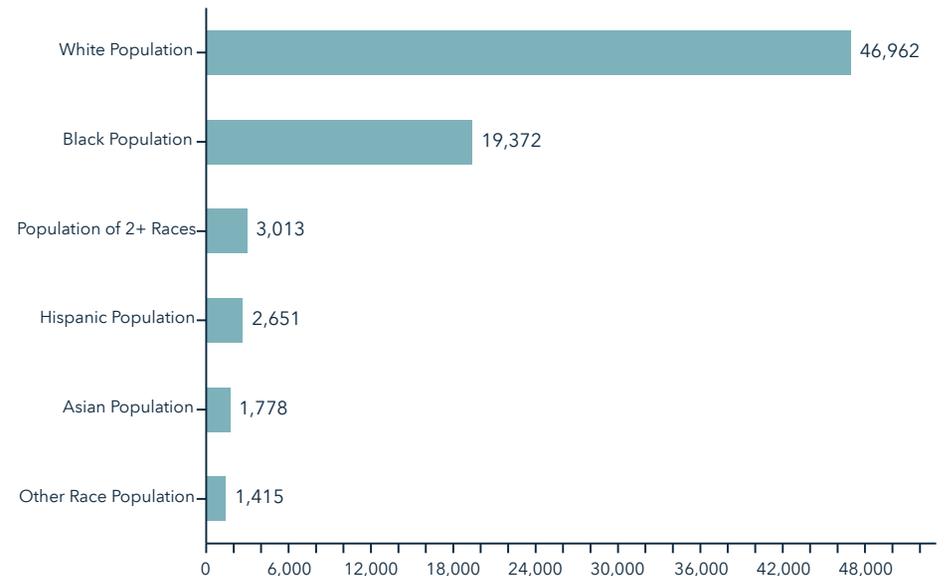
Annual Household Spending



Annual Lifestyle Spending



Race

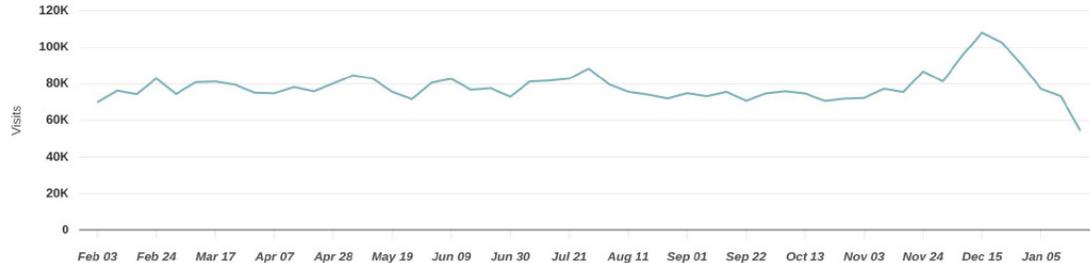




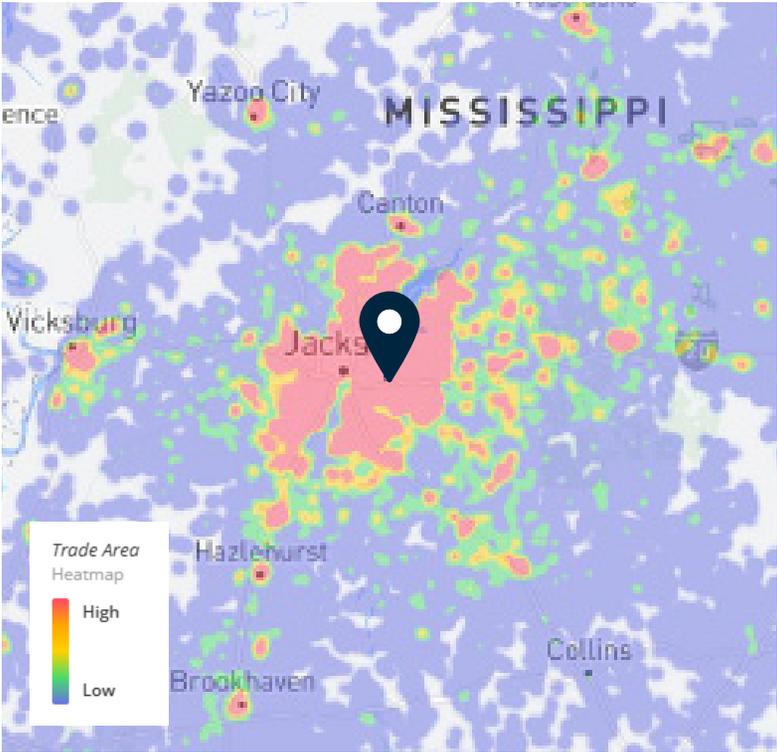
Data for 01/31/2025 - 01/30/2026



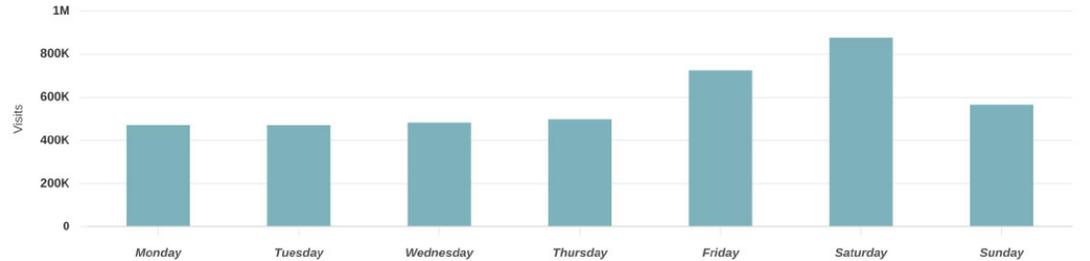
VISITS TREND



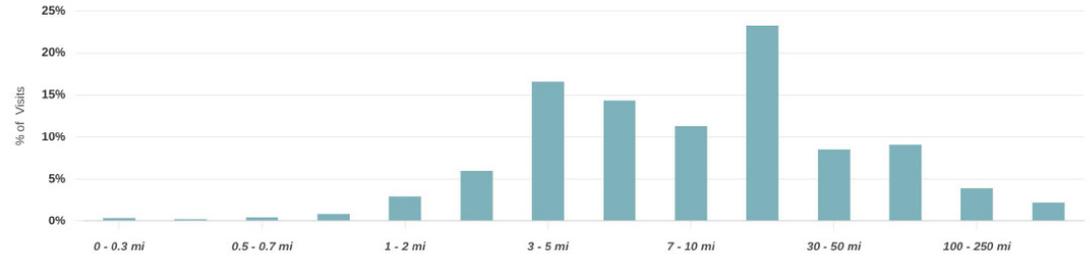
TRADE AREA



DAILY VISITS



TRADE AREA COVERAGE BY DISTANCE



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About Flowood, MS

Flowood, Mississippi offers the best of both worlds: a strategic location and a strong, supportive local economy. Located in Rankin County just east of Jackson, the state capital, Flowood is part of the thriving Jackson Metropolitan Area. With immediate access to major highways like I-55 and I-20, plus close proximity to Jackson-Medgar Wiley Evers International Airport, the city makes commuting, logistics, and regional travel seamless.

Beyond location, Flowood is known for being genuinely business-friendly. The city prioritizes smart growth, public safety, and high-quality infrastructure while fostering a community that actively supports both local entrepreneurs and national brands. Combined with strong demographics, modern retail and office developments, and a high quality of life, Flowood stands out as a place where businesses don't just open but thrive.

WHY FLOWOOD?

One of Mississippi's faster growing communities offering small town feel with big city access.

Jackson, MS MSA by the Numbers

603,484

POPULATION

246,979

HOUSEHOLDS

\$89,070

AVERAGE HH INCOME

602,323

DAYTIME POPULATION

318,268

EMPLOYEES

\$1.3 Billion

VISITOR SPENDING (2024)



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