

WALMART SHADOW RETAIL FOR LEASE



1040 U.S. 49

Richland, MS 39218

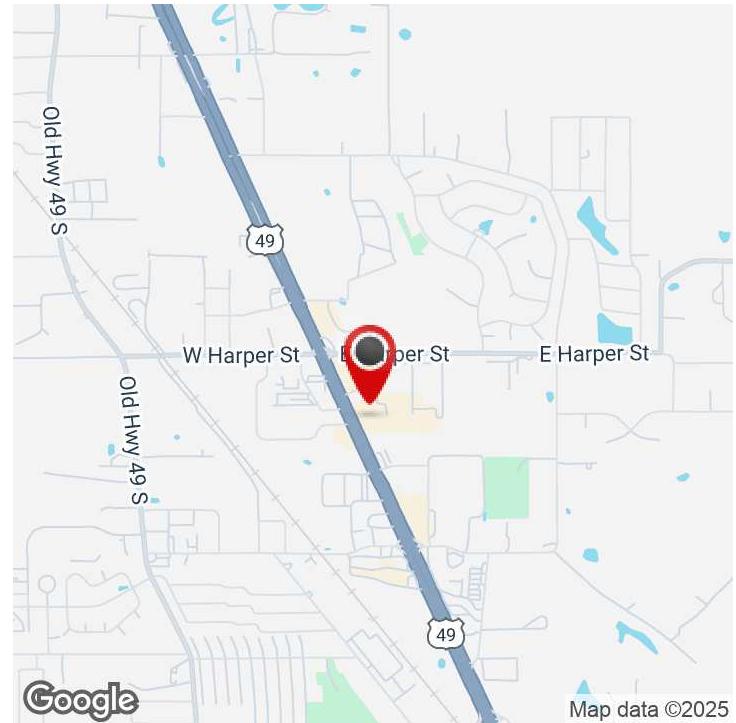
JOHN MICHAEL HOLTmann

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COMPANIES

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OFFERING SUMMARY

Lease Rate:	\$18-20 (NNN)
Building Size:	13,850 SF
Available SF:	1,200 SF

PROPERTY OVERVIEW

The Property is strategically located in the Heart of Richland, MS. The shopping center sits in the shadow of the Walmart Supercenter, with direct frontage and visibility to highway 49 (50,000 VPD). The subject properties location within Richland draws customers from the outlying communities along Highway 49 as far south as Hattiesburg. Co-tenants within the center include; McAlister's, Mazzio's Pizzeria, AT&T, Direct Auto Insurance, and Cell Phone Repair. The available space was formerly occupied by Gamestop and consists of 1,200sf.

HIGHLIGHTS

- Hwy 49 Frontage - (50,000 VPD)
- Walmart Shadow Center
- Excellent Visibility
- Pylon Signage
- Regional Draw

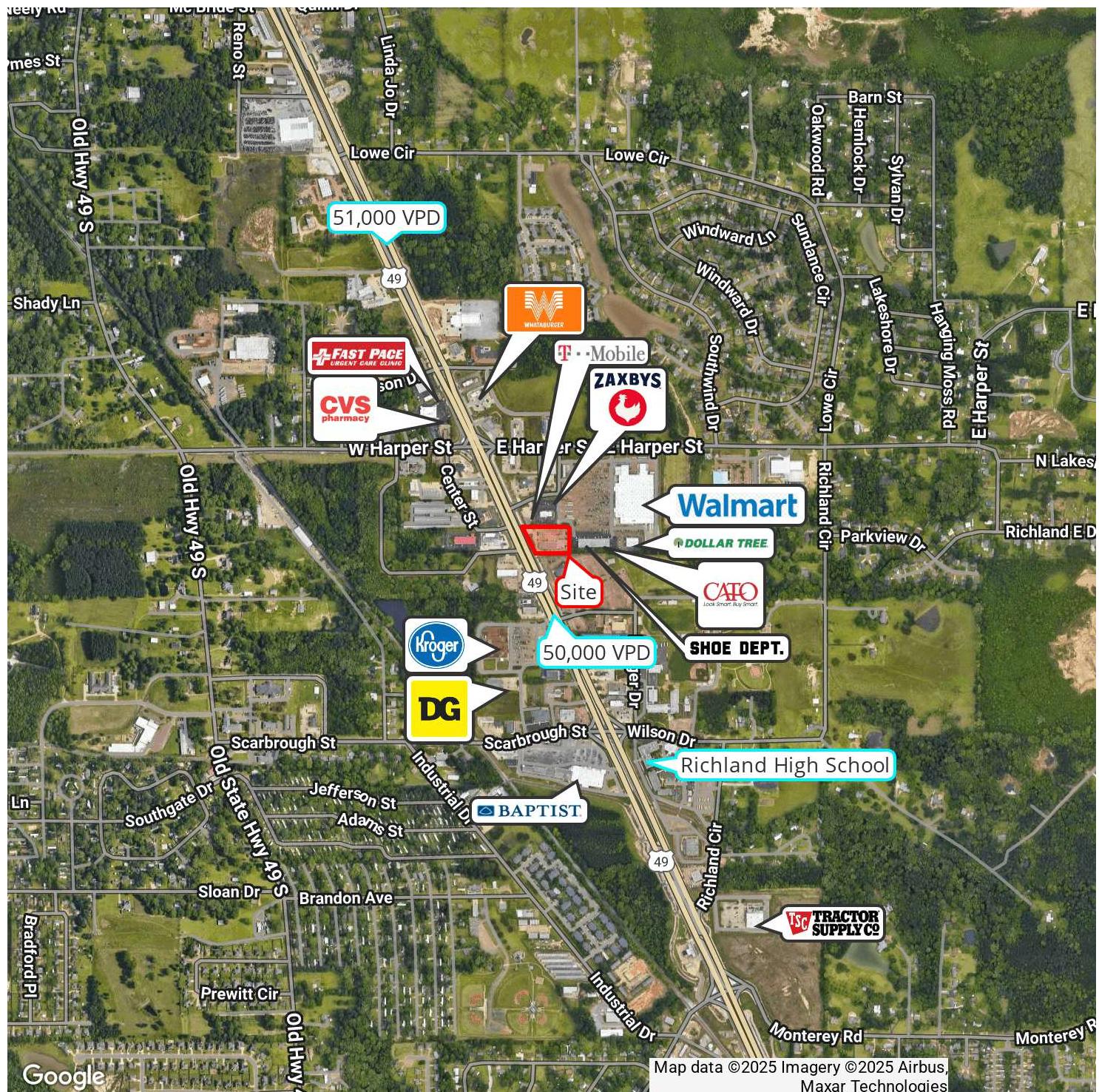
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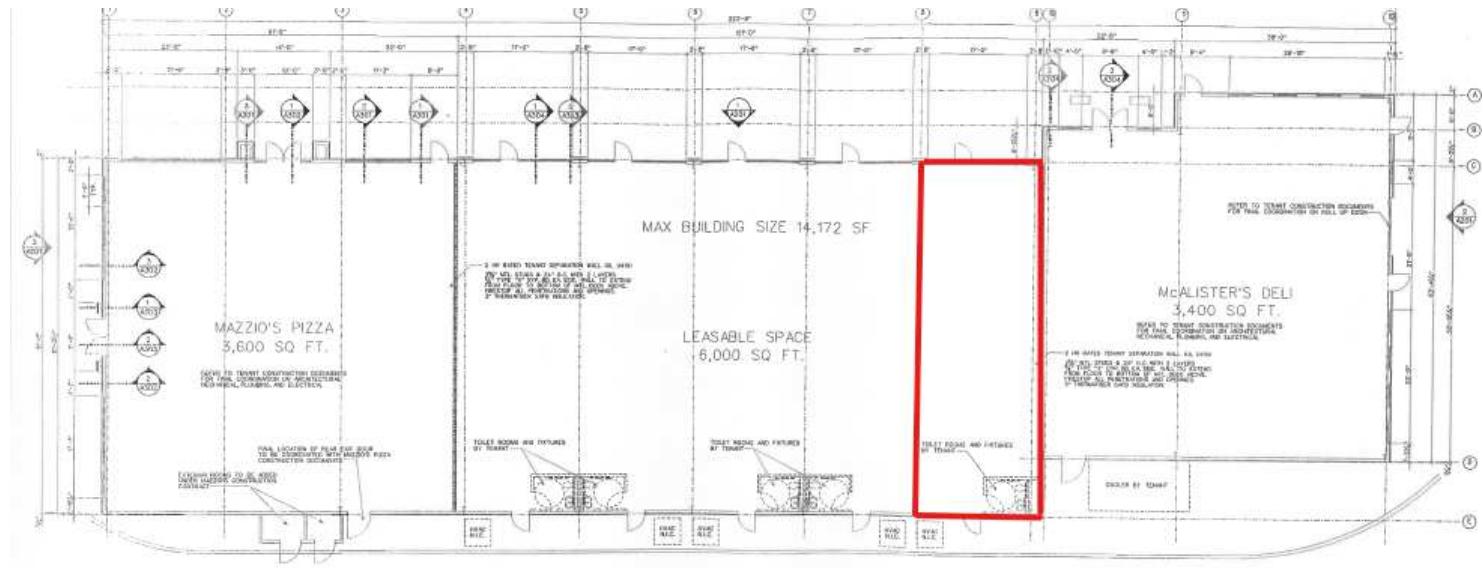
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FLOOR PLAN

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite B	Available	1,200 SF	NNN	Negotiable	-

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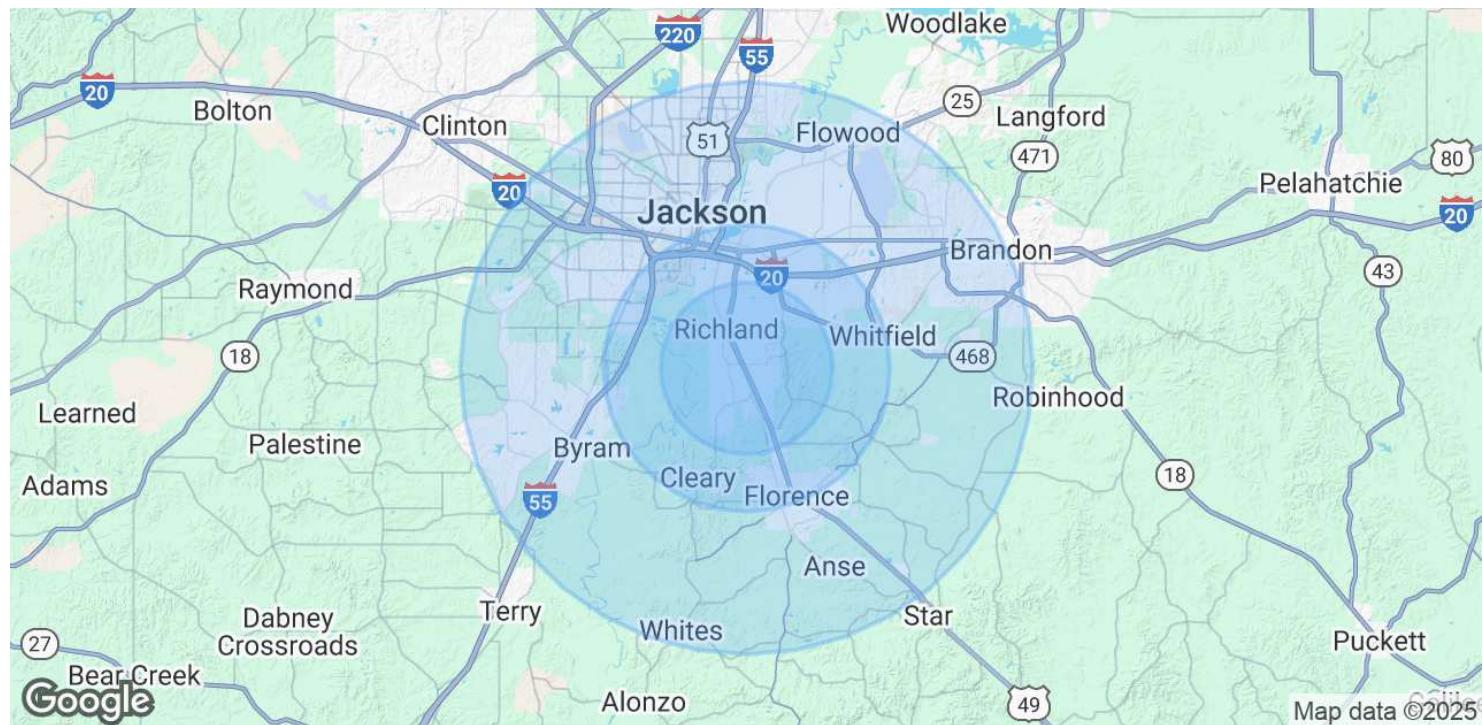
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	11,836	38,127	154,657
Average Age	38	38	39
Average Age (Male)	37	37	37
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,482	13,468	61,468
# of Persons per HH	2.6	2.8	2.5
Average HH Income	\$69,195	\$72,493	\$65,162
Average House Value	\$156,323	\$181,507	\$179,534

Demographics data derived from AlphaMap

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