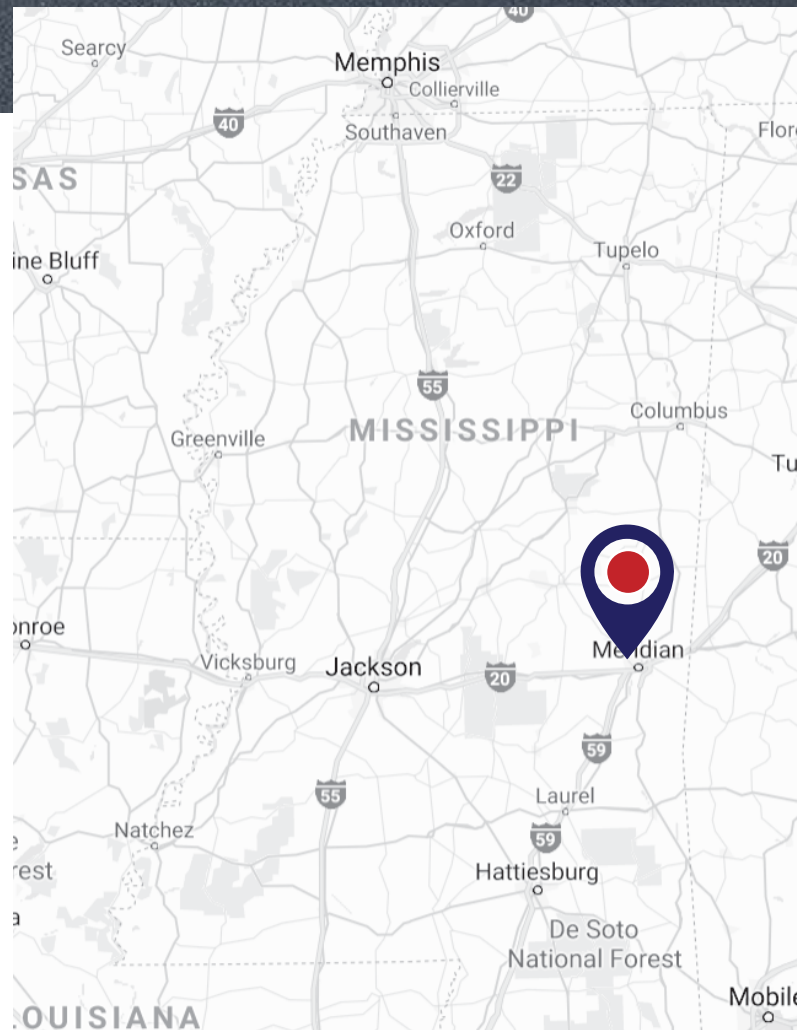
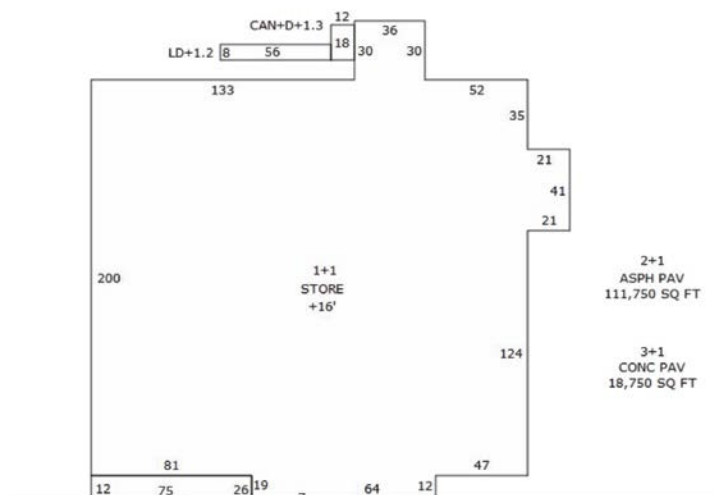
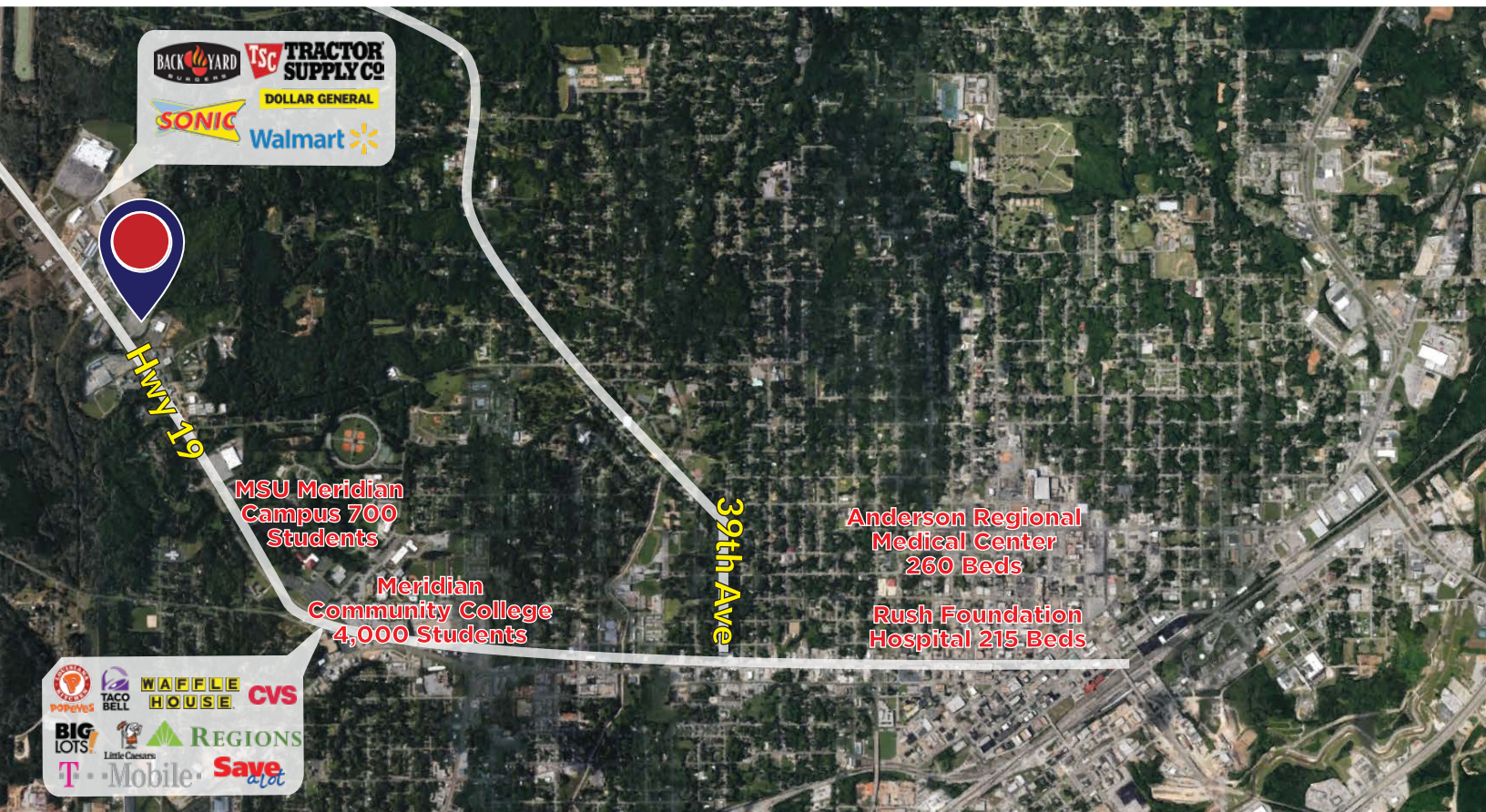




Site Details

- 47,192 square foot building open floor plan
- 7.02 acre parcel for expanded use
- 91 miles from Jackson, MS and major airport
- 2 bay receiving areas
- 600 ft of frontage on Hwy 19 N
- 372 parking spaces
- National retailer corridor - supercenter
- 7,000 college students within 2 miles
- Excellent redevelopment opportunity
- NMTC tax credit eligible







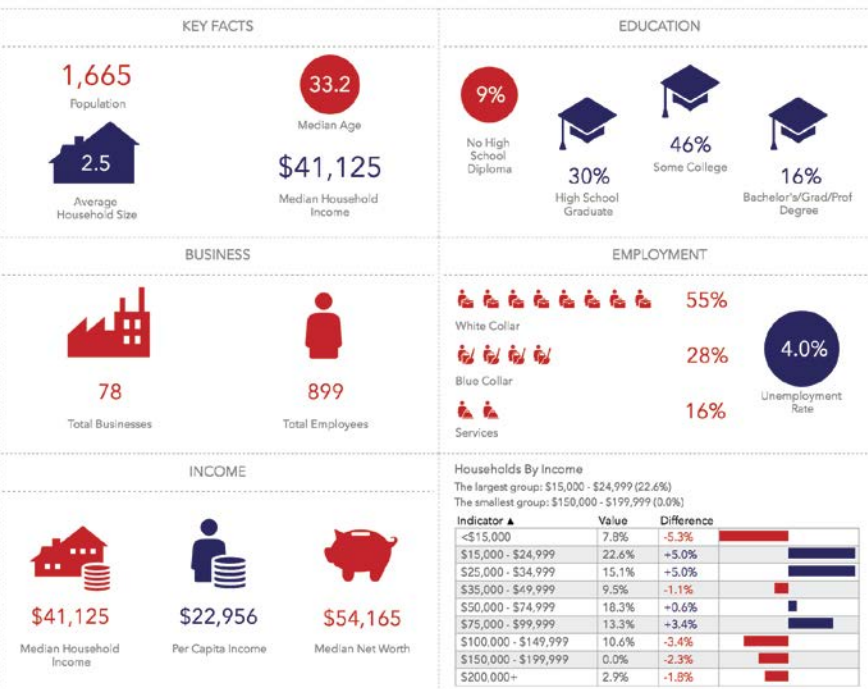
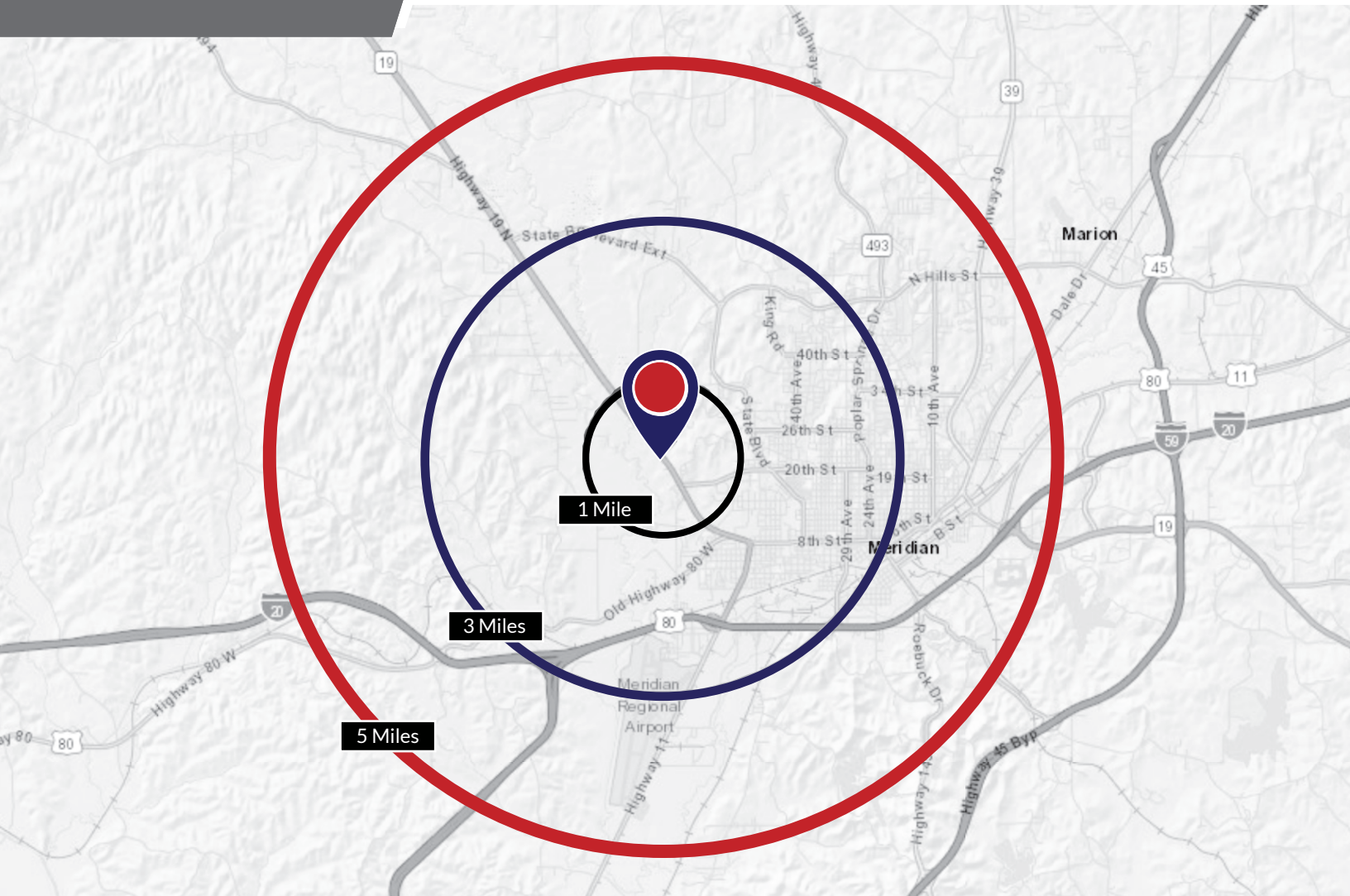
MERIDIAN, MISSISSIPPI

Meridian is the sixth largest city in the state of Mississippi. It is the county seat of Lauderdale County and the principal city of the Meridian, Mississippi Micropolitan Statistical Area. Along major highways, the city is 93 mi east of Jackson, Mississippi; 154 mi southwest of Birmingham, Alabama; 202 mi northeast of New Orleans, Louisiana; and 231 mi southeast of Memphis, Tennessee.

The area is served by two military facilities, Naval Air Station Meridian and Key Field, which employ over 4,000 people. Rush Foundation Hospital is the largest non-military employer in the region, employing 2,610 people. Among the city's many arts organizations and historic buildings are the Riley Center, the Meridian Museum of Art, Meridian Little Theatre, and the Meridian Symphony Orchestra.

Meridian has nine historic districts that are listed on the National Register of Historic Places. The Meridian Downtown Historic District is a combination of two older districts, the Meridian Urban Center Historic District and the Union Station Historic District. Many architectural styles are present in the districts, most from the late 19th and early 20th centuries, including Queen Anne, Colonial Revival, Italianate, Art Deco, Late Victorian, and Bungalow.

The city thus serves as a hub of employment, retail, health care, and culture activities. Eighty percent of Lauderdale County's workers reside in the county while 90% live within 45 miles. Retail is another major employer in the county, with 5,280 people employed in April 2010. Nearly \$2 billion annually is spent on retail purchases in the city. In downtown, the MSU Riley Center provides revenue from tourism, arts, and entertainment sales. The Riley Center attracts more than 60,000 visitors to downtown Meridian annually for conferences, meetings, and performances.



2019 Summary	1 Mile	3 Miles	5 Miles
Population	1,665	23,749	41,541
Households	654	9,333	16,164
Families	451	5,612	9,636
Average Household Size	2.53	2.41	2.40
Owner Occupied Housing Units	398	5,175	8,755
Renter Occupied Housing Units	257	4,158	7,409
Median Age	33.2	36.0	36.9
Median Household Income	\$41,125	\$30,116	\$34,116
Average Household Income	\$59,055	\$47,179	\$57,720
2024 Summary	1 Mile	3 Miles	5 Miles
Population	1,604	23,002	40,332
Households	629	9,011	15,663
Families	428	5,361	9,234
Average Household Size	2.53	2.41	2.40
Owner Occupied Housing Units	389	5,047	8,586
Renter Occupied Housing Units	240	3,964	7,077
Median Age	32.9	36.8	37.8
Median Household Income	\$51,058	\$34,329	\$39,793
Average Household Income	\$67,987	\$53,953	\$65,090