

SHOPPING CENTER SPACE FOR LEASE



MAGEE SHOPPING CENTER

1588 U.S. 49, Magee, MS 39111

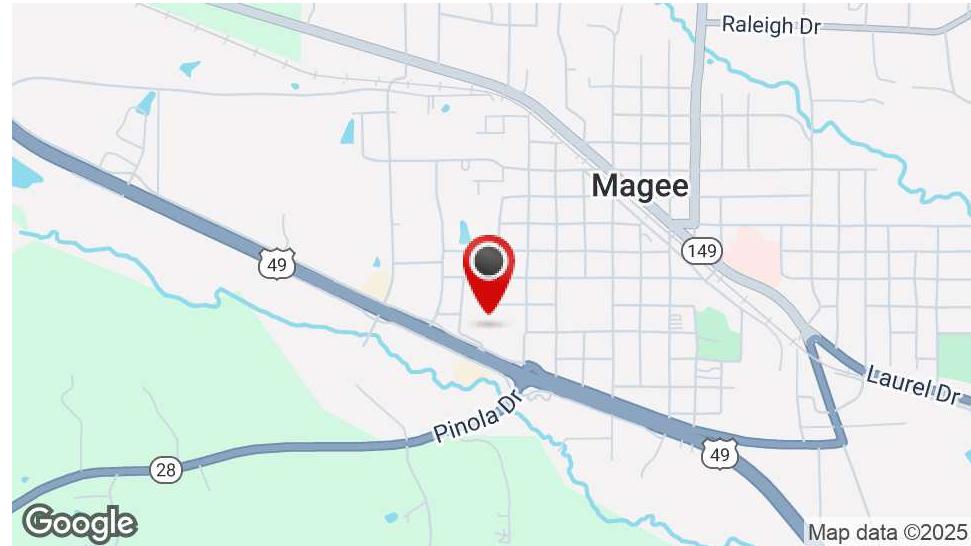
JOHN MICHAEL HOLTmann

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CONCORD
COMPANIES

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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	95,300 SF
Available SF:	6,000 - 28,806 SF
Number of Units:	13

PROPERTY OVERVIEW

Conveniently located off Highway 49 in the heart of Magee, MS, the Magee Shopping Center offers a diverse range of retail, dining, and service options to meet all your needs. The property is situated on a section of Highway 49 that is used by over 23,000 vehicles per day. The center sits directly across from Walmart Supercenter. Magee is a regional draw, as consumers travel from a +/- 30 mile radius to do business in the city.

HIGHLIGHTS

- Pylon Signage
- Signalized Intersection
- Highway frontage and visibility
- 23,000 VPD

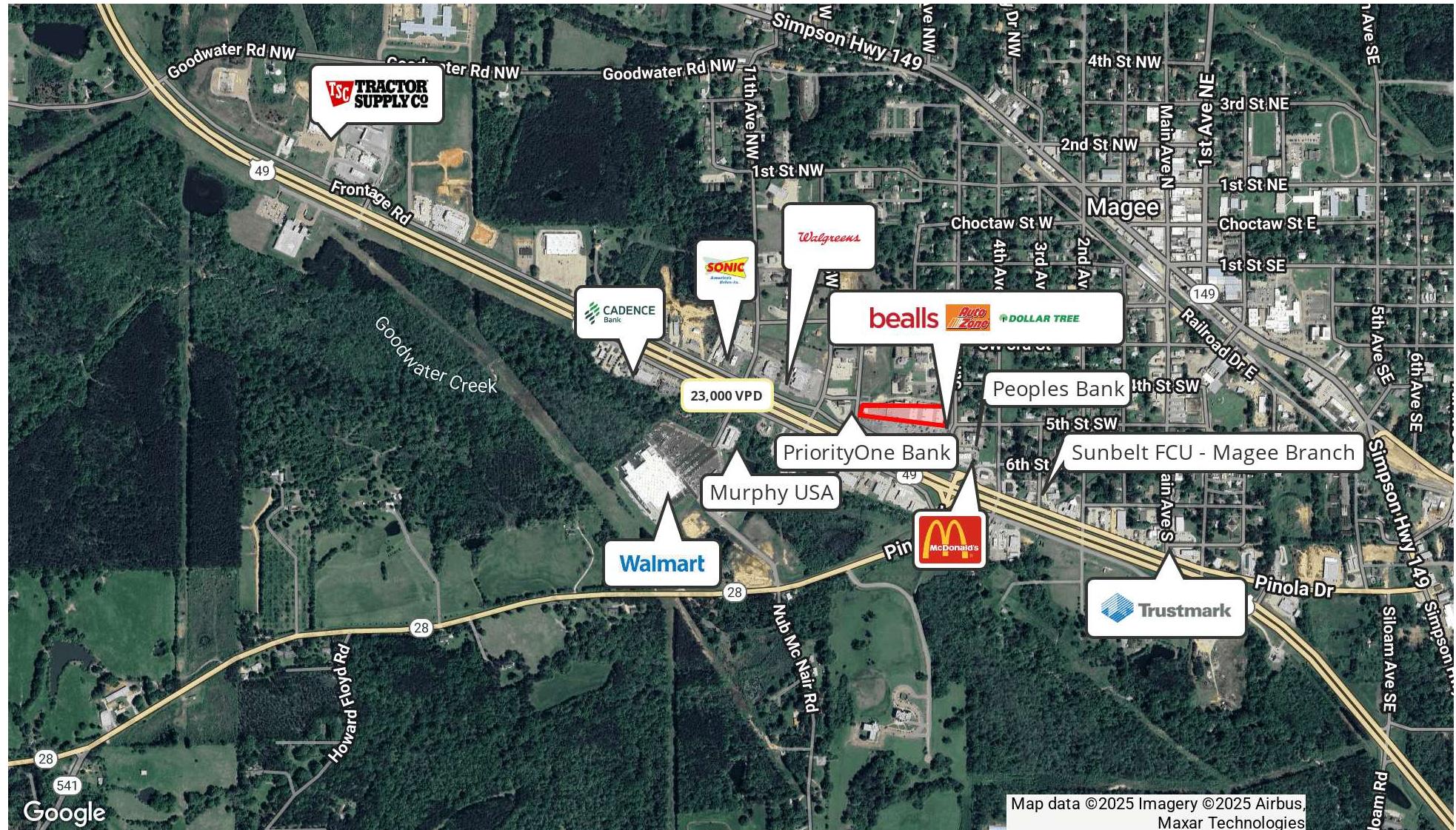
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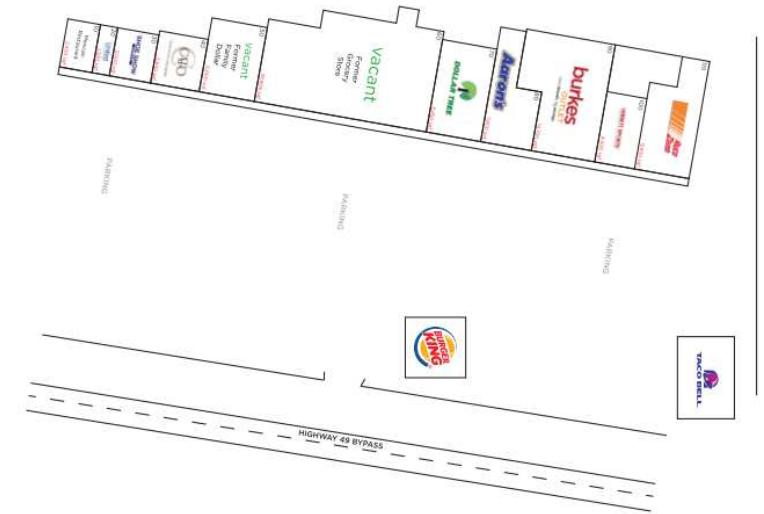
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,000 - 28,806 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Former Grocery Store	Available	28,806 SF	NNN	Negotiable	-
Former Family Dollar	Available	6,000 SF	NNN	Negotiable	-

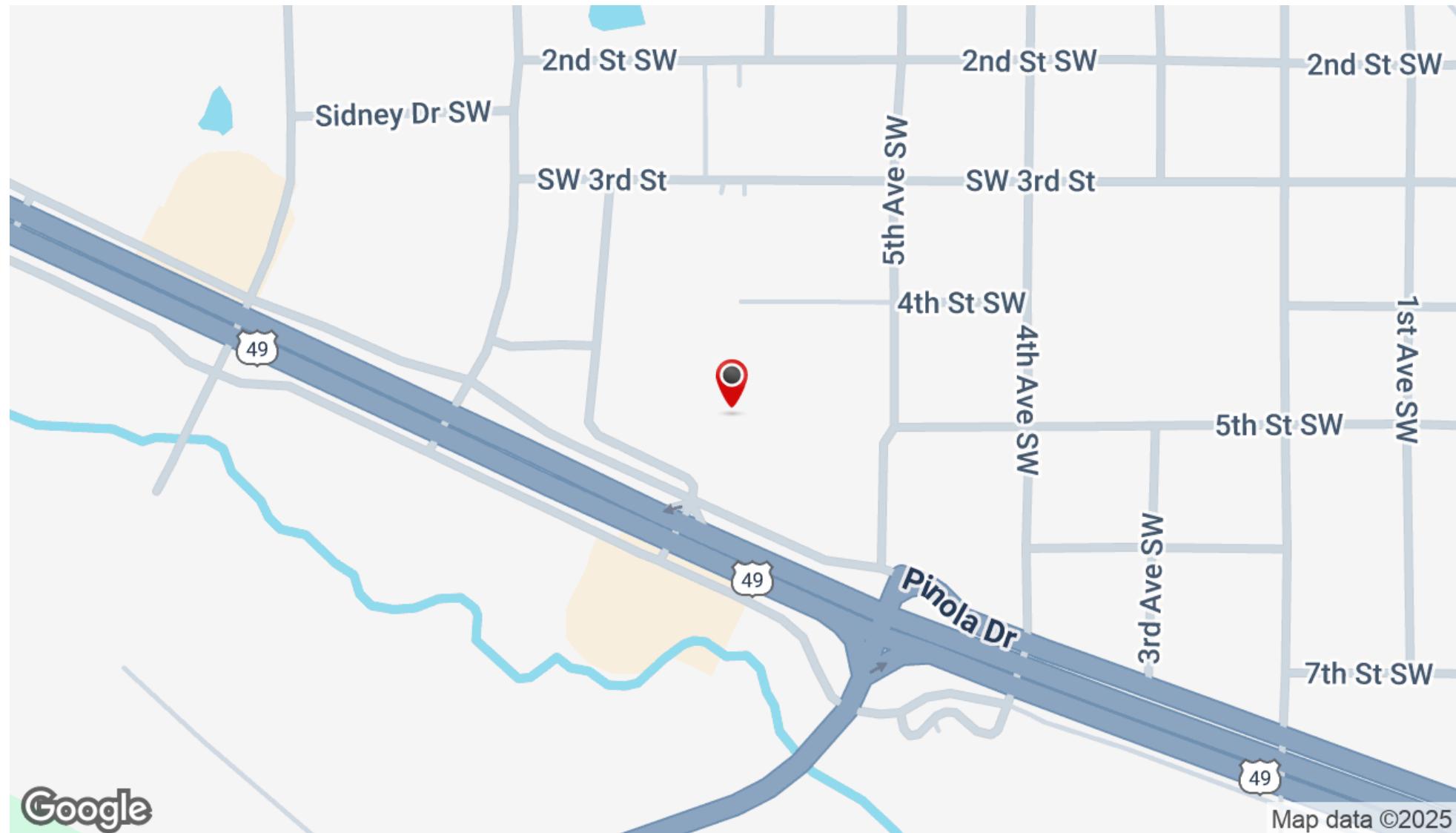
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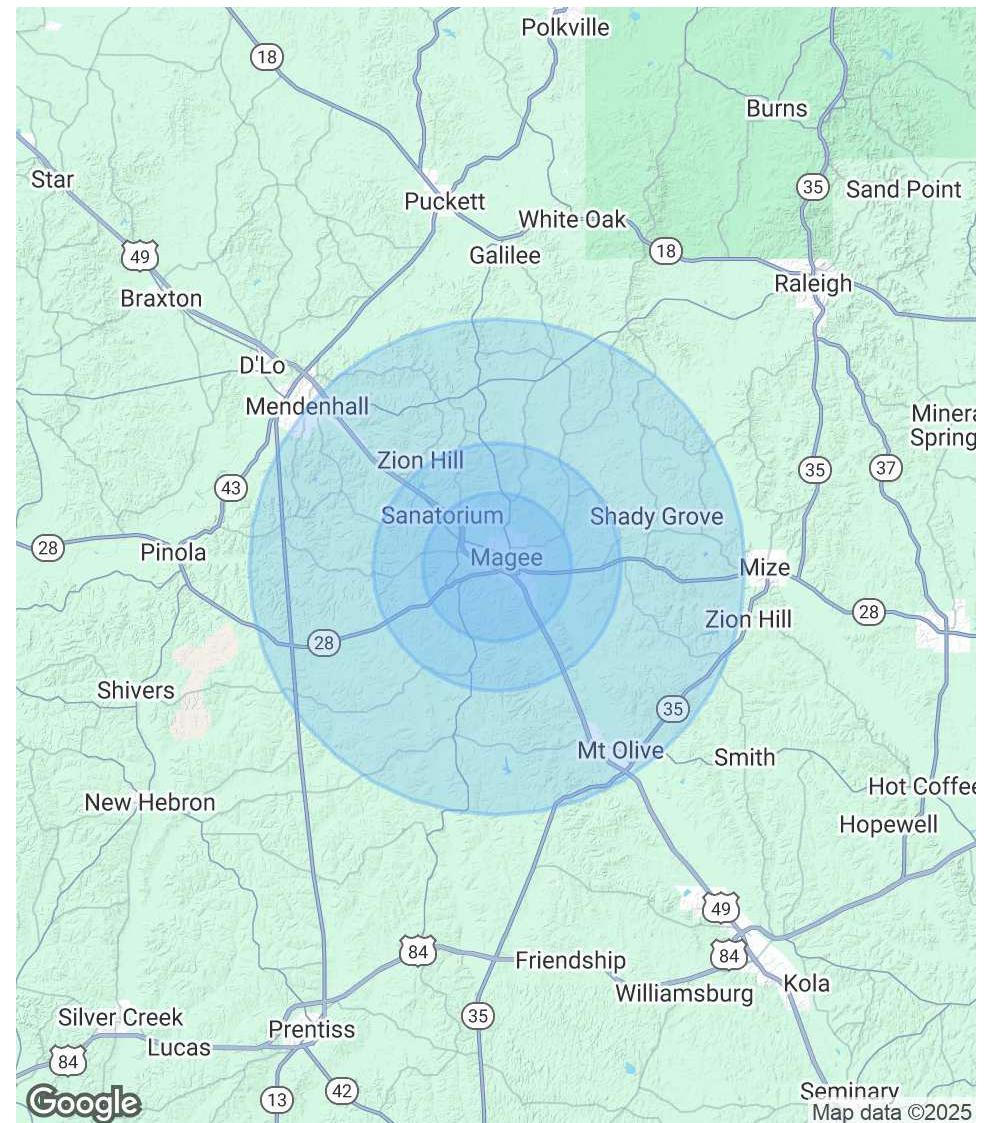
POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	5,784	8,262	17,672
Average Age	39	40	41
Average Age (Male)	37	38	39
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	2,184	3,147	6,867
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$75,466	\$79,026	\$82,059
Average House Value	\$144,767	\$147,256	\$147,405

Demographics data derived from AlphaMap



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