

# LEASE / SALE

## Downtown Jackson

### THE DISTRICT AT EASTOVER

New Luxury Homes, Shops, Restaurants & Outdoor Event Space

### HIGHLAND VILLAGE



### MAYWOOD MART SHOPPING CENTER



### JACKSONIAN PLAZA



### DEVILLE PLAZA



Jackson State University  
St. Dominic Hospital  
University of Mississippi Medical Center

Mississippi Veterans Memorial Stadium

LeFleur's Bluff Golf Course

Mississippi School for the Deaf & Blind

Boyd Elementary

St. Richard Catholic School  
E Northside Dr (107,000 AADT)

Chastain Middle School

McWillie Elementary

INTERSTATE 55  
(107,000 AADT)

# 4,186 SF FREE STANDING RETAIL BUILDING

4680 North Interstate 55, Jackson, MS 39211



## PROPERTY INFORMATION

### Location

4680 Interstate 55 North Jackson, Mississippi.

### Lot Size

Approximately 0.52 acres.

### Improvements

A 4,186 square foot retail building.

### Parking

18 parking spaces available on site.

### Minimum Lease Term

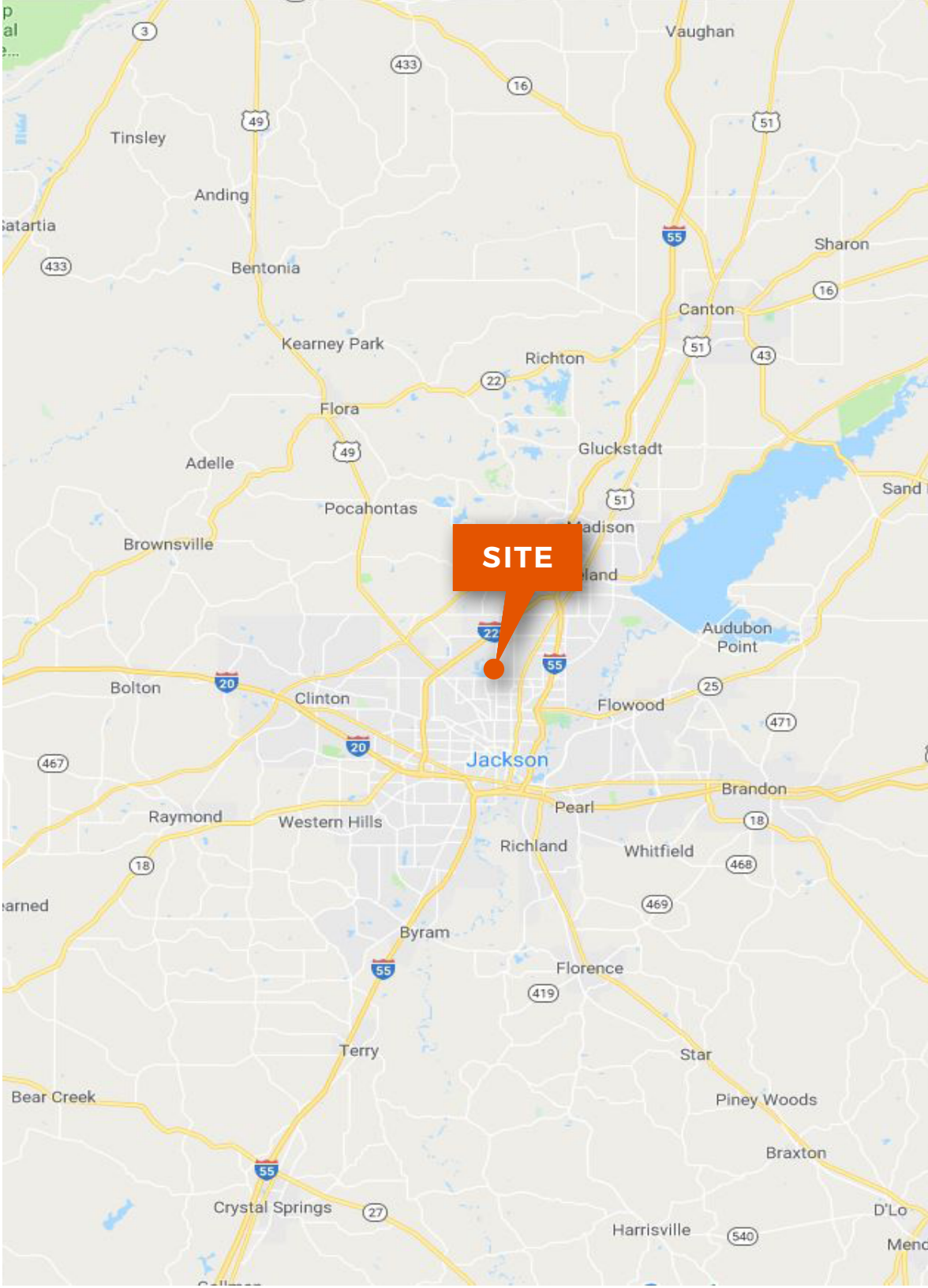
10 Years.

### Minimum Base Rent

\$28.00 Per Square Foot.

### Expense Charges

\$7.33 Per Square Foot.



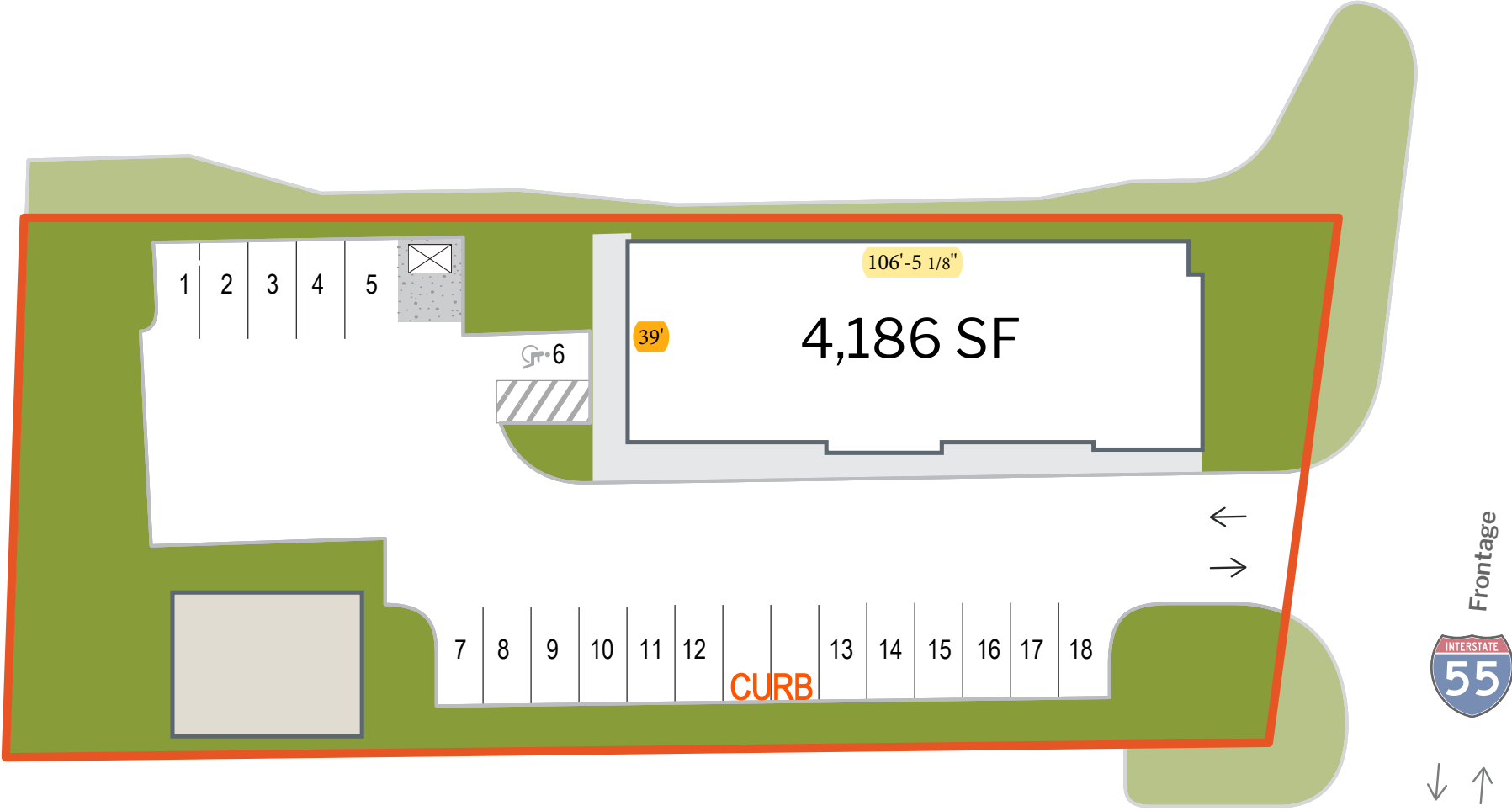
# PROPERTY HIGHLIGHTS



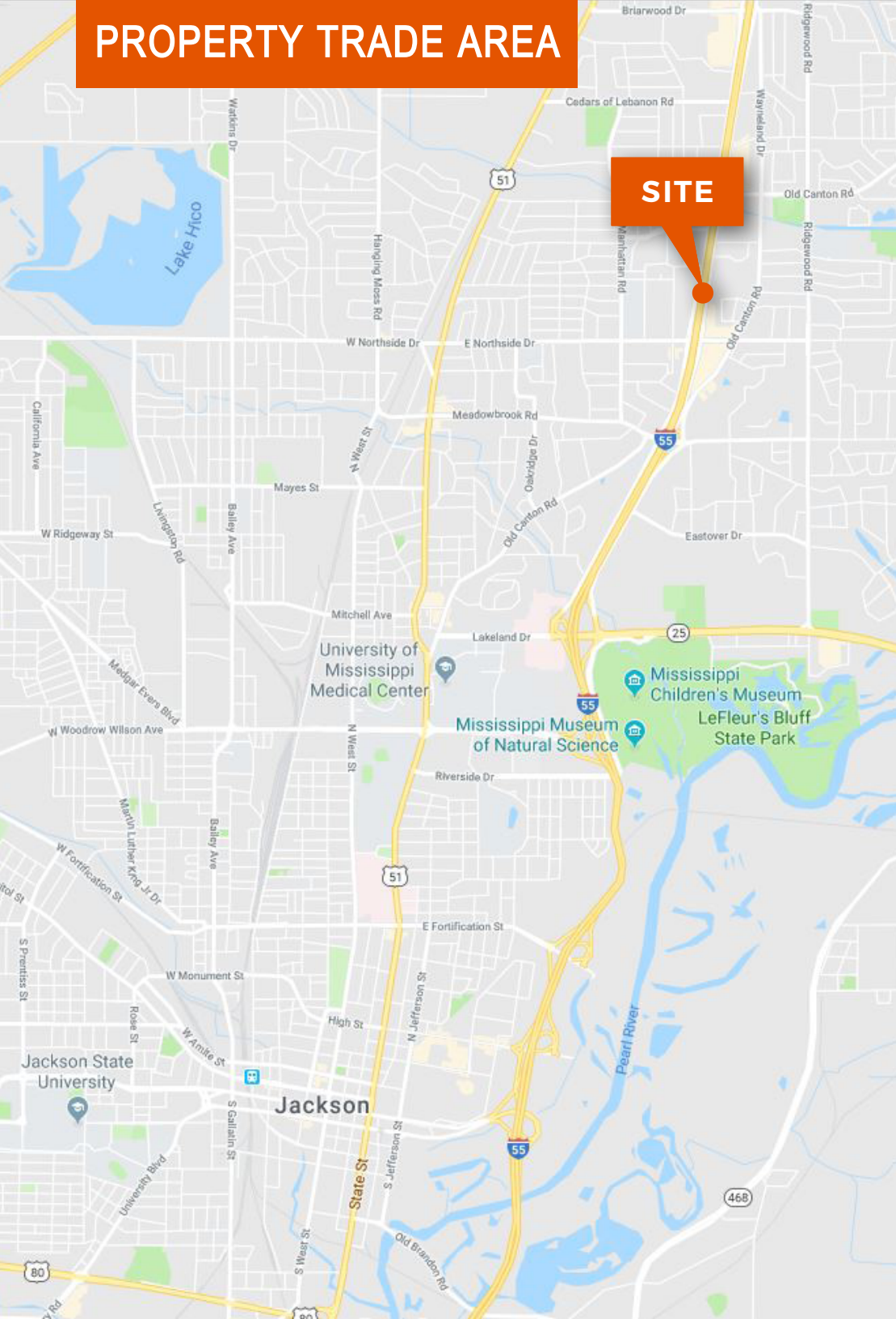
## Property Highlights

- Excellent Access and Visibility with I-55 Frontage
  - Combined AADT of 120,000
- Robust Demographics in Surrounding Area
  - Total Daytime Population of 177,304 within 5 Mile Radius
  - Average Household Income of \$79,307 within 1 Mile of Site
- Prominently Situated within Robust Retail Corridor
  - Nearby Anchor Tenants Include Whole Foods, Walmart Supercenter, Target, CVS, Walgreens, Kroger & More
- Neighbors Numerous Colleges and Universities
  - Student Population of 16,000+ within 6 Mile Radius
- Approximately 3 Miles from Jackson Medical Corridor
  - Serves as Major Healthcare Hub for Mississippi & Louisiana
    - Only Level I Trauma Center Statewide
  - 1,700+ Hospital Beds
- 6 Miles from Downtown Jackson
  - \$100+ Million of Development Projects Planned & Underway in Downtown Area

# SITE PLAN



# PROPERTY TRADE AREA



## Site Information

The subject property is prominently situated with excellent access and visibility along the I-55 arterial (107,000 AADT) near its junction with East Northside Drive (13,000 AADT). The site benefits from robust demographics with a total daytime population of 172,863 within a five mile radius. Average household income within one mile of the site is \$88,237, and the area benefits from robust educational attainment with nearly 50% of residents in the surrounding area having earned a bachelor's degree or higher.

The site benefits from a prominent location in a robust retail corridor neighboring numerous shopping centers, retail tenants, major employers, and schools. The property is located adjacent to the Maywood Mart Shopping center, with tenants including McDade's Market, Dollar Tree, Petco, & Hibbett Sports; additional shopping centers in the surrounding area include Highland Village Shopping Center, anchored by Whole Foods; Jacksonian Plaza, with tenants including Kroger & Office Depot; Canton Mart Square, anchored by Walgreens; Deville Plaza, featuring CVS, Planet Fitness, and Ace Hardware; The Junction, anchored by Target & Home Depot; County Line Plaza, with tenants including Big Lots, Kirkland's, & Tuesday Morning; Ridgewood Court, featuring T.J. Maxx, At Home, and Dollar Tree; Town Line, anchored by Walmart Supercenter and Harbor Freight Tools; and more.

The property additionally benefits from close proximity to numerous major medical centers; the site is located approximately 2 miles from St. Dominic Jackson Memorial Hospital, a 535-bed hospital and Jackson's 6th largest employer; 3 miles from the University of Mississippi Medical Center, a 722-bed Level I trauma center with a staff of more than 10,000 and student body of approximately 3,000; 3 miles from GV Sonny Montgomery VA Medical Center, the only VA Medical Center within a nearly 200 mile radius; and approximately 4 miles from Baptist Medical Center, a 446-bed hospital and Jackson's 5th largest employer, drawing substantial additional traffic from doctors, patients, and staff in the area surrounding the site. In addition, the site is located approximately 3 miles from Millsaps College, with a student body of approximately 985, 3.75 miles from Belhaven University, with a student body of 4,207, 4 miles from Tougaloo College, with approximately 736 students enrolled, and 5.25 miles from Jackson State University, with total enrollment of 7,250. In addition, the property is located in close proximity to Chastain Middle School, Smilow Prep, Jackson Academy, McWillie elementary School, and Spann Elementary School, drawing additional traffic from students, parents, and teachers to the area surrounding the site.



# DEMOGRAPHICS



Real Estate Advisors, LLC  
 109 W. Fortune Street, Suite 1122  
 Tampa, FL 33602  
[www.gjdrealestateadvisors.com](http://www.gjdrealestateadvisors.com)

4680 I-55 N | Jackson, MS 39211

Gary DeNicola  
 Managing Principal

800-908-4936, ext. 1  
[gary@gjdadvisors.com](mailto:gary@gjdadvisors.com)



2022 DAYTIME POPULATION

**\$172,863**



Owner Occupied Units

**40.1%**



AVG. HOUSEHOLD INCOME

**\$73,916**



**Population Summary**

	<b>1-Mile</b>	<b>3-Miles</b>	<b>5-Miles</b>
2022 Total Population	9,613	50,908	101,774
2022 Median Age	36.2	37.4	36.7
2022 Bachelor's Degree	29.9%	23.9%	23.0%
2019 Total Daytime Population	10,820	73,744	177,304

**Average Household Income**

	<b>1-Mile</b>	<b>3-Miles</b>	<b>5-Miles</b>
2022	\$88,237	\$82,373	\$73,916
2027	\$105,510	\$97,151	\$87,269

**Average Home Value**

	<b>1-Mile</b>	<b>3-Miles</b>	<b>5-Miles</b>
2022	\$267,833	\$238,543	\$223,359
2027	\$307,948	\$272,153	\$263,498