

RETAIL PROPERTY FOR LEASE

VICKSBURG PLAZA

2310 IOWA BLVD VICKSBURG, MS 39180



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PROPERTY DESCRIPTION

NNN

LOCATION DESCRIPTION

Located to the NWC of the intersection of Iowa Blvd. & Hwy 61 South. Great egress and ingress with high volume traffic coming to the adjacent Wal-Mart.

OFFERING SUMMARY

Lease Rate:	\$17.00 - 20.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,600 - 4,000 SF
Lot Size:	2.7 Acres
Building Size:	19,200 SF

SPACES	LEASE RATE	SPACE SIZE
2 B	\$17.00 - 20.00 SF/yr	1,600 - 4,000 SF

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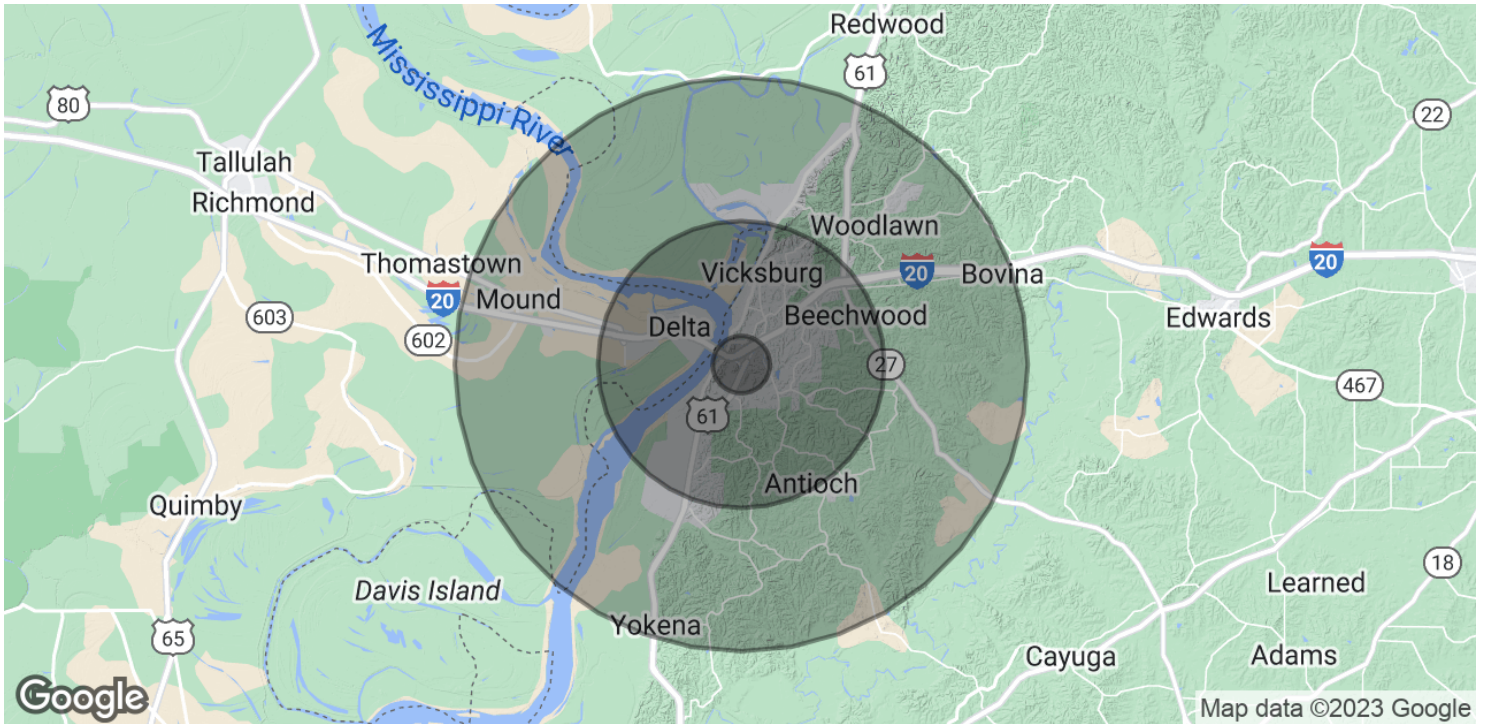
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,684	28,231	41,570
Average age	37.7	37.5	37.0
Average age (Male)	36.5	37.3	36.7
Average age (Female)	38.3	38.6	38.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	744	11,610	16,696
# of persons per HH	2.3	2.4	2.5
Average HH income	\$51,308	\$48,511	\$51,744
Average house value	\$124,524	\$110,243	\$111,686

* Demographic data derived from 2020 ACS - US Census

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