

Executive Summary

For Lease

Pemberton Plaza



Property Summary

Available SF: 5,110 SF

Lease Rate: \$12.50 SF/yr (NNN)

Lot Size: 7.42 Acres

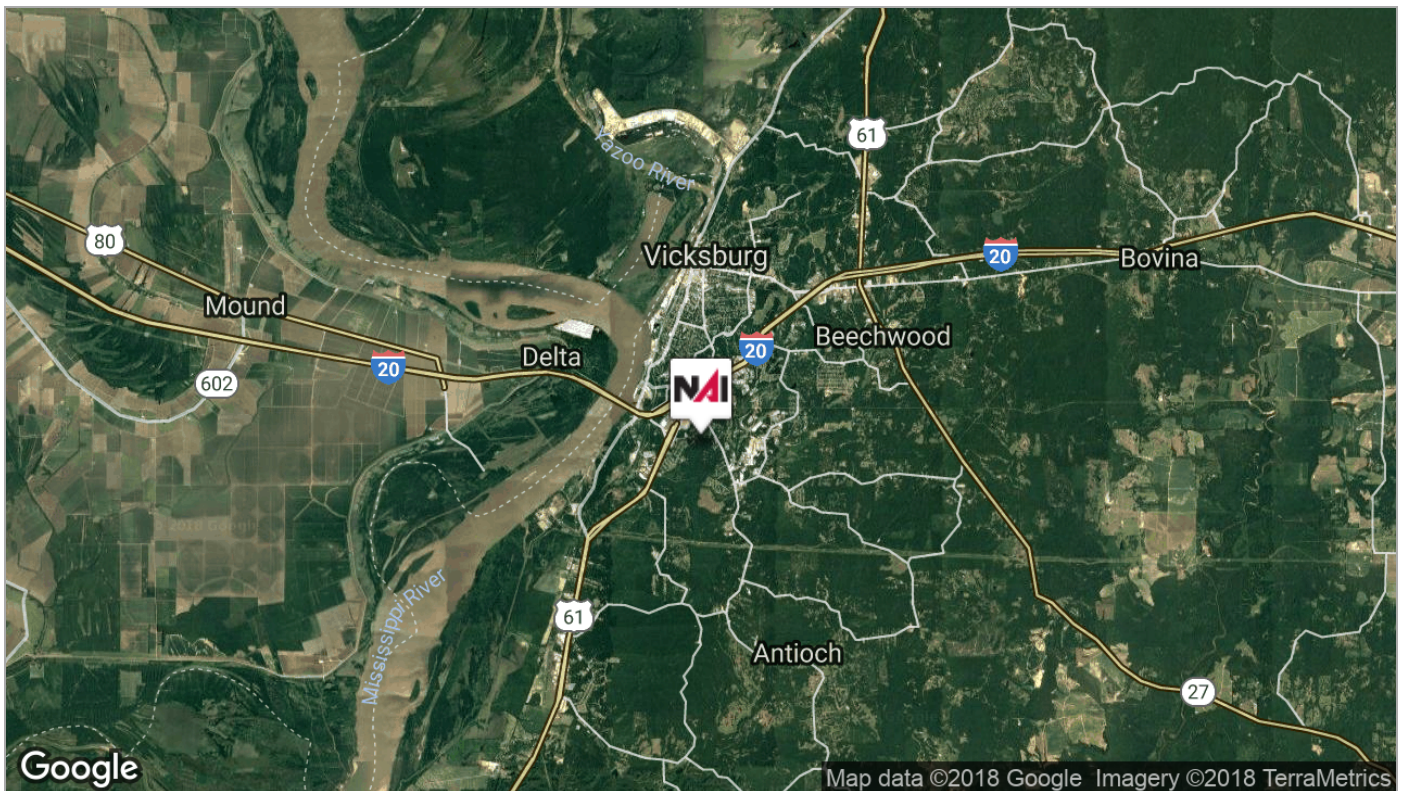
Building Size: 69,950 SF

Property Overview

This is the last two available spaces in the Pemberton Plaza Shopping Center, which is anchored by a TJ Maxx, Citi Trends, PetSense, and Little Caesars. A free-standing Kroger grocery is situated directly across the street and shares a traffic light with the subject property. Newk's Express Cafe, Anytime Fitness, Bestway Rent to Own, World Finance, and Japanese Express round out the rest of the tenant line up.

Location Overview

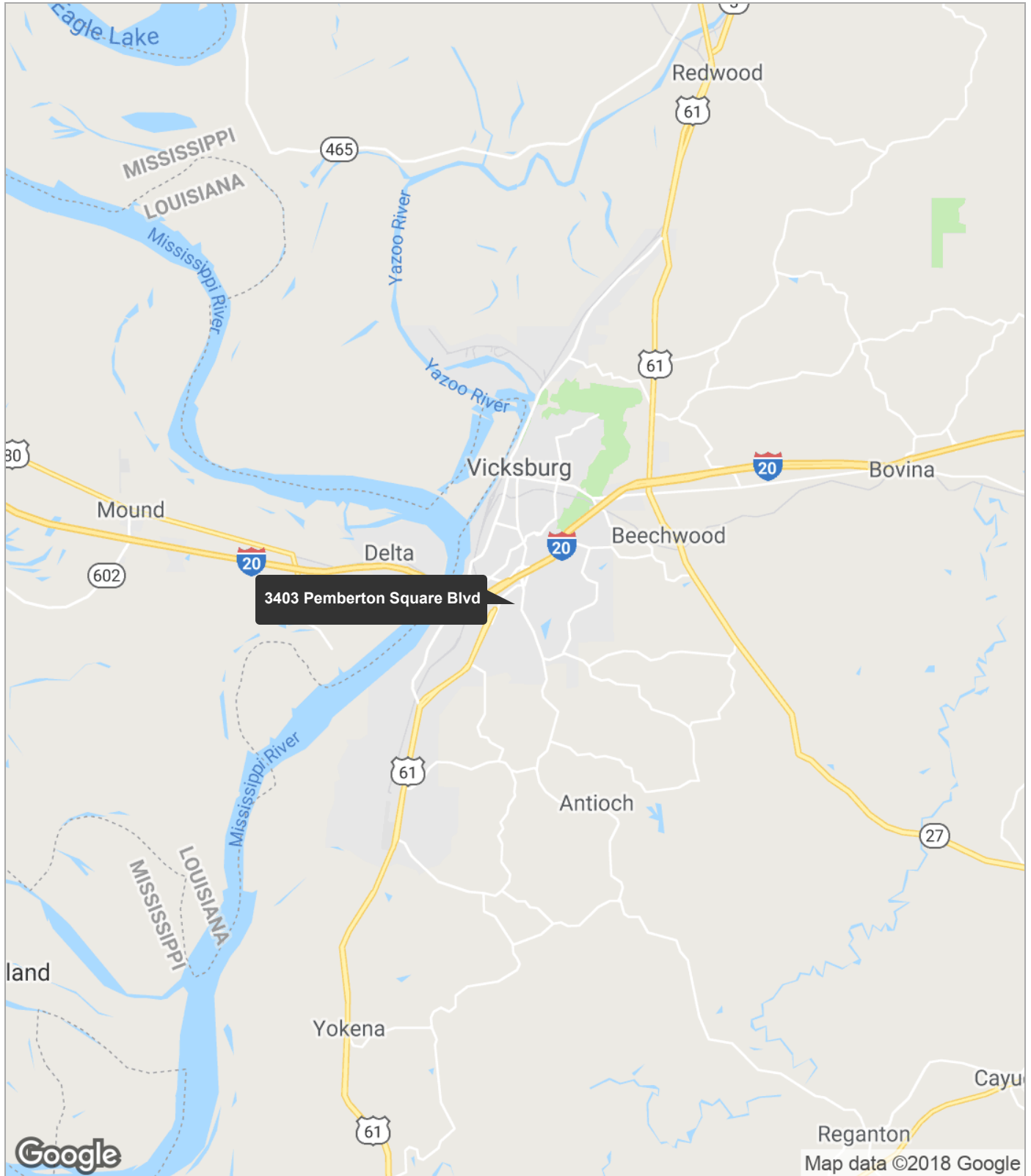
This property is located among a major commerce district in Vicksburg, MS. With existing retailers such as Dillard's, JC Penny, Belk, and Kroger, there is a great draw to the area in which this outparcel is located.



Regional Map

For Lease

Pemberton Plaza



Aerial Map

For Lease

Pemberton Plaza





Retailer Map

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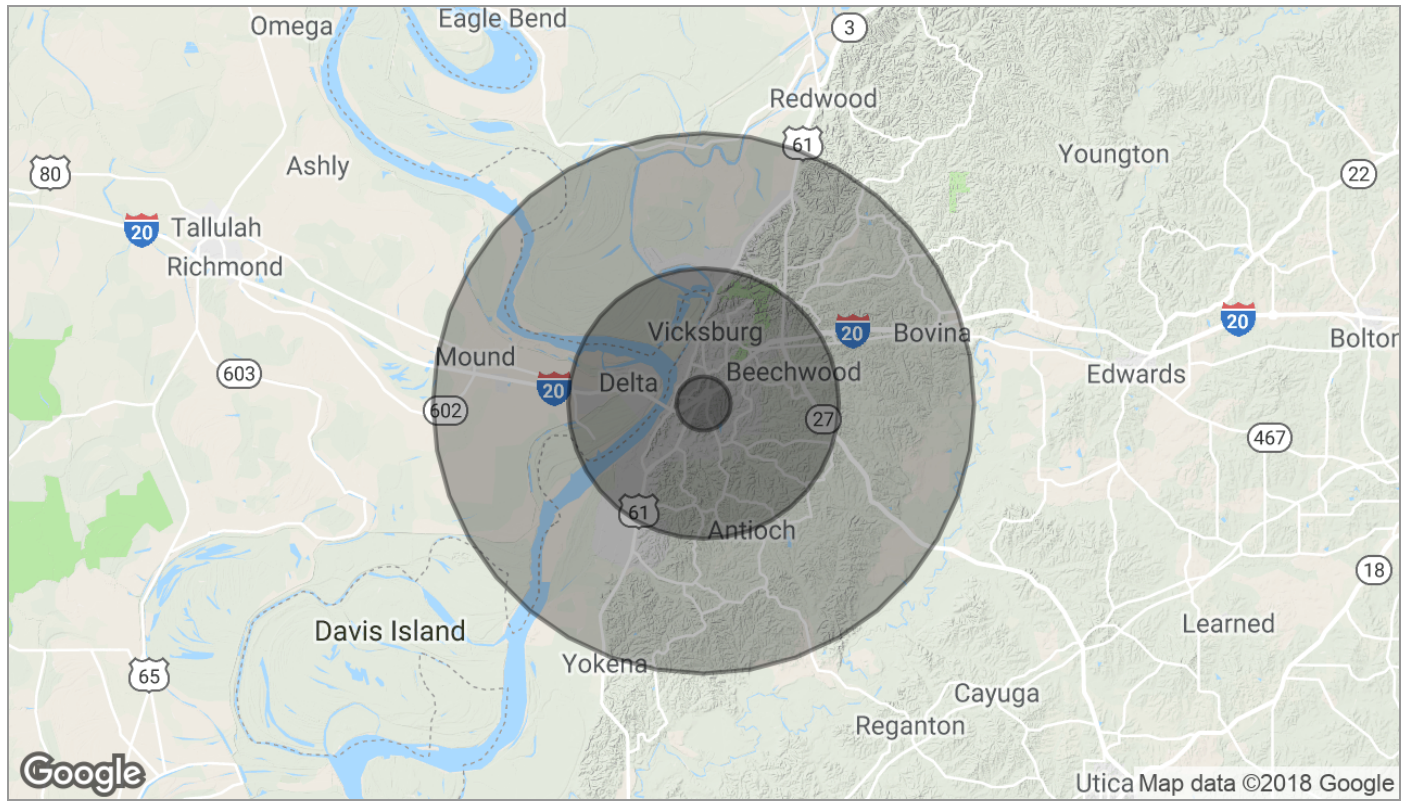
Pemberton Plaza



Demographics Map

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Pemberton Plaza



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,230	30,779	42,823
MEDIAN AGE	38.9	37.2	37.1
MEDIAN AGE (MALE)	37.8	37.3	36.9
MEDIAN AGE (FEMALE)	39.3	38.1	38.0
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	948	12,618	17,212
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$51,693	\$48,038	\$52,017
AVERAGE HOUSE VALUE	\$124,362	\$106,860	\$112,301
Race	1 Mile	5 Miles	10 Miles
% WHITE	42.7%	37.2%	45.2%
% BLACK	54.5%	59.8%	52.1%
% ASIAN	1.5%	1.3%	1.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.2%	0.1%
% OTHER	0.6%	1.0%	0.9%
Ethnicity	1 Mile	5 Miles	10 Miles
% HISPANIC	1.4%	1.8%	1.7%

* Demographic data derived from 2010 US Census