

FOR SALE

# LOUISVILLE PLAZA

962 WEST MAIN STREET, LOUISVILLE, MISSISSIPPI 39339



retail  
SPECIALISTS



CONFIDENTIAL OFFERING MEMORANDUM

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# EXECUTIVE SUMMARY

Retail Specialists, LLC is pleased to present Louisville Plaza Shopping Center.

<b>Name</b>	Louisville Plaza	
<b>Address</b>	962 West Main Street	
<b>Market</b>	Louisville, Mississippi	
<b>Anchor Tenants</b>	<b>SF</b>	<b>Lease Exp</b>
Elite Physical Therapy	4,200	10/18/2020
Cato Fashions	4,160	01/31/2024
<b>Total Offering GLA</b>	15,570 SF	
<b>Acreage</b>	1.52 Acres	
<b>Occupancy</b>	100%	
<b>NOI</b>	\$	181,938.56
<b>Asking Price (8.10% CAP)</b>	\$	2,250,000.00
<b>In-Place Gross Income</b>	\$	236,721.60
<b>In-Place Expenses</b>	\$	54,783.00

## Shopping Center Overview:

Offered for sale, Louisville Plaza is a 15,570 SF retail center with an asking CAP rate of 8.25% on current income. The center is 100% occupied with anchor tenants including Elite Physical Therapy and Cato Fashions. Much of the remaining tenant mix consists of national and regional retailers including Cricket Wireless, Little Caesars, 1st Heritage Credit and Community Choice Financial.

Louisville Plaza is located on West Main Street at the entrance to the Walmart Supercenter, the area's only supercenter within 30 miles. Near the property, highways 15 and 25 merge and intersect highway 14 (Main Street), creating a critical point in the state for north/south travel.



# TENANT ROSTER

Tenant	SF	Lease Commencement	Lease Expiration	Base Rent PSF	Annual NNN PSF
Little Caesar's	1,470	07/31/2013	03/31/2024	\$ 12.65	\$ 2.41
Community Choice Financial	1,540	10/15/2008	10/31/2021	\$ 18.14	\$ 1.75
1st Heritage Credit	1,400	09/01/2010	01/31/2021	\$ 12.43	\$ 2.18
Cricket Wireless	1,400	07/09/2017	08/08/2020	\$ 15.00	\$ 3.36
VIP Nails	1,400	11/01/2012	10/31/2022	\$ 11.14	\$ 2.24
Cato Fashions	4,160	08/04/2008	01/31/2024	\$ 11.00	\$ 1.00
Elite Physical Therapy	4,200	10/19/2015	10/18/2020	\$ 12.50	\$ 2.50
<b>TOTAL</b>	<b>15,570</b>				

# INCOME & EXPENSES

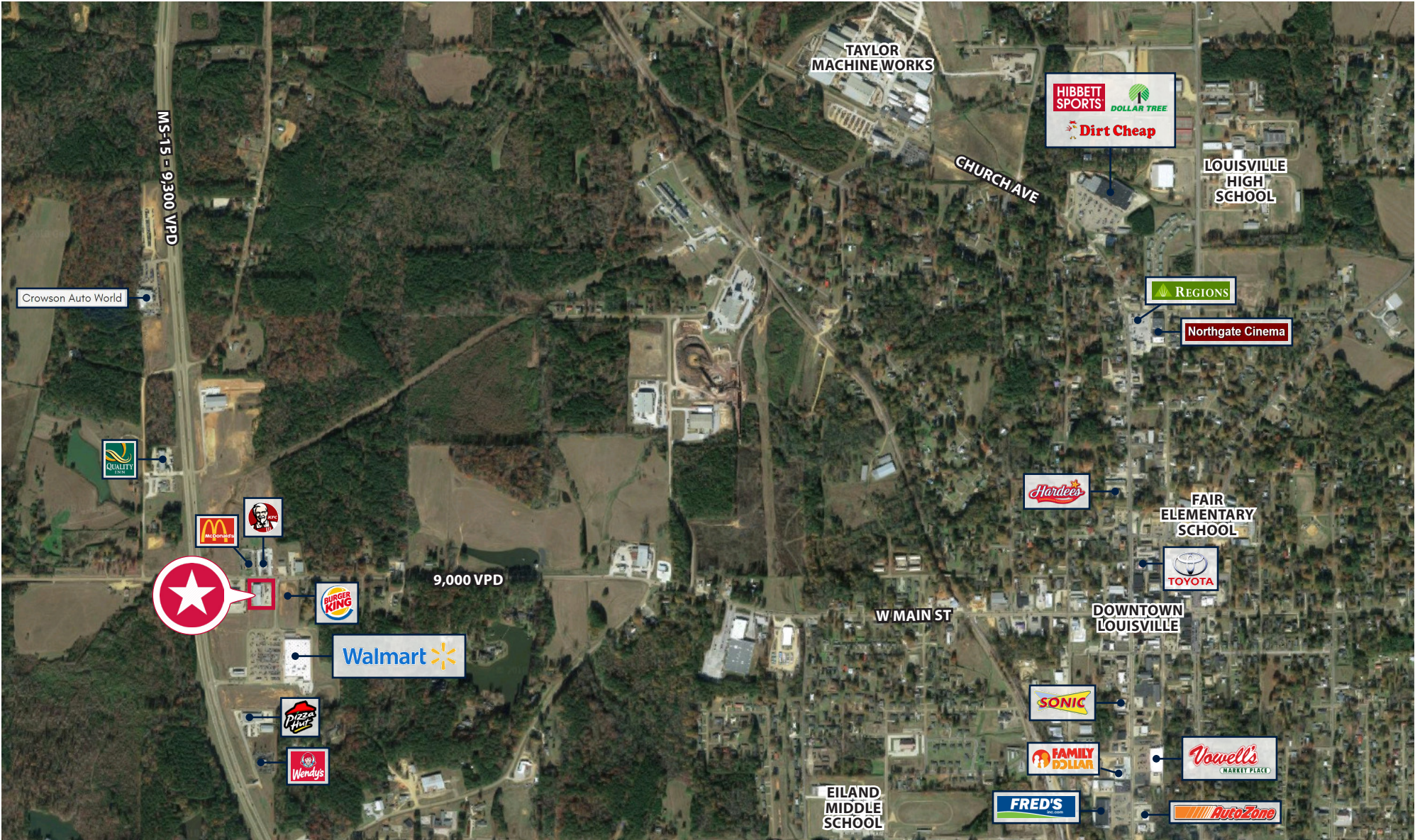
INCOME	
Annual Base Rent	\$ 199,095.60
Annual NNN Recovery	\$ 37,626.00
Annual Gross Income	\$ 236,721.60
EXPENSES	
Common Area Maintenance	\$ 14,967.68
Property Management (4%)	\$ 9,433.46
Property Taxes	\$ 23,491.74
Insurance	6,890.16
<b>NOI</b>	<b>\$ 181,938.56</b>

# PROPERTY OVERVIEW



SUITE	TENANT	SF
A	Little Caesars	1,470
A1	Community Choice Financial	1,540
B	First Heritage Credit	1,400
C	Cricket Wireless	1,400
D	V.I.P. Nails	1,400
E	Cato Fashions	4,160
F	Elite Physical Therapy	4,200
	<b>TOTAL</b>	<b>15,570</b>

# TRADE AREA OVERVIEW



# LOUISVILLE DEMOGRAPHICS

POPULATION	2017 Estimated Population	6,368
	2022 Projected Population	6,045
	2010 Census Population	6,630
	2000 Census Population	6,983
	Projected Annual Growth 2017 to 2022	-1.0%
	Historical Annual Growth 2000 to 2017	-0.5%
	2017 Median Age	36.6
HOUSEHOLDS	2017 Estimated Households	2,556
	2022 Projected Households	2,574
	2010 Census Households	2,577
	2000 Census Households	2,649
	Projected Annual Growth 2017 to 2022	0.1%
	Historical Annual Growth 2000 to 2017	-0.2%
INCOME	2017 Estimated Average Household Income	\$53,520
	2017 Estimated Median Household Income	\$38,702
	2017 Estimated Per Capita Income	\$21,589
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	8.8%
	2017 Estimated Some High School (Grade Level 9 to 11)	15.0%
	2017 Estimated High School Graduate	25.6%
	2017 Estimated Some College	20.8%
	2017 Estimated Associates Degree Only	9.8%
	2017 Estimated Bachelors Degree Only	15.5%
	2017 Estimated Graduate Degree	4.5%
BUSINESS	2017 Estimated Total Businesses	448
	2017 Estimated Total Employees	3,909
	2017 Estimated Employee Population per Business	8.7
	2017 Estimated Residential Population per Business	14.2





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