

Grenada Plaza | Walmart Shadow Center | FOR LEASE

1550 Jameson Drive | Grenada, Mississippi 38901



Available For Lease

- 600 & 1,500 sq. ft. available
- 28,000 sq. ft. Walmart Shadow Center
- Located in the primary retail corridor of Grenada, MS
- 82% of center's tenant mix is made up of national tenants

For More Information Contact:

Brian P. Phillips, CCIM | Principal Broker | Direct: 662-638-0722 | bphillips@randallcg.com

Randall Commercial Group, LLC

850 Insight Park Avenue | University, MS 38677

Post Office Box 1600 | Oxford, MS 38655

Office: 662-234-4044 | Fax: 662-655-4357

www.randallcommercialgroup.com



Executive Summary

Grenada Plaza | Walmart Shadow Center | FOR LEASE

Randall Commercial Group, LLC is pleased to offer for lease the Grenada Plaza, a ±28,000 sq. ft. retail center in Grenada, MS. The Grenada Plaza is a Walmart Shadow Center located just off I-55 and Sunset Drive, Grenada's main commercial thoroughfare. 82% of the Grenada Plaza's shopping center's tenant mix is made up of national tenants. Suite F is currently move-in ready. Suite H-1 will need build-out, and a TI Allowance for the space is negotiable.

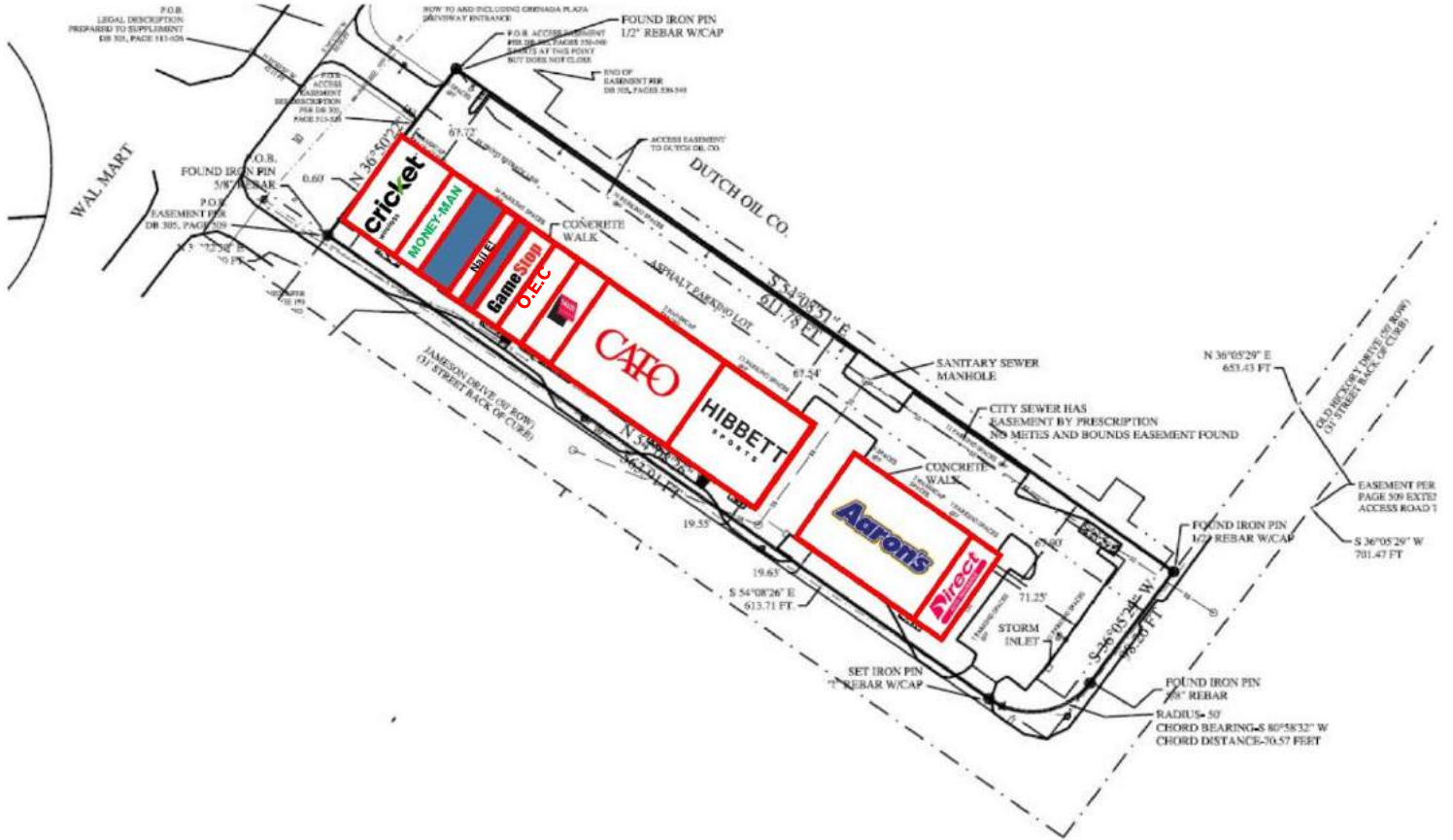
Total Square Footage:	±28,000 sq. ft.*
Available Space:	Suite 1550 F: 600 sq. ft. Suite 1550 H-1: 1,500 sq. ft.
Asking Rent:	\$12.00/sq. ft. NNN
Lease Terms:	Negotiable
Tenant-mix:	Direct General, Aaron's, Hibbett Sports, Cato, Sally Beauty, OEC Japanese Express, GameStop, Nail E!, MoneyMan, Cricket Wireless
Parking:	130 parking spaces
Lease Type:	NNN
Signage:	Monument Signage Available
Occupancy:	93%
Traffic Counts Near Site:	I-55: ~17,000 AADT** Sunset Drive: ~23,000 AADT**

*Source: Landlord Provided Data

**Source: <http://mdot.ms.gov/applications/trafficcounters/>



Site Plan



1550 A	Hibbett	4,500 SF	1550 E	GameStop	1,200 SF	1550 H2	MoneyMan	1,200 SF
1550 B	Cato	6,000 SF	1550 F	VACANT	600 SF	1550 I	Cricket	2,500 SF
1550 C	Sally Beauty	1,500 SF	1550 G	Nail E!	600 SF	1540 A	Direct General	1,200 SF
1550 D	OEC	1,200 SF	1550 H1	VACANT	1,500 SF	1540 B	Aaron's	6,000 SF



Aerial

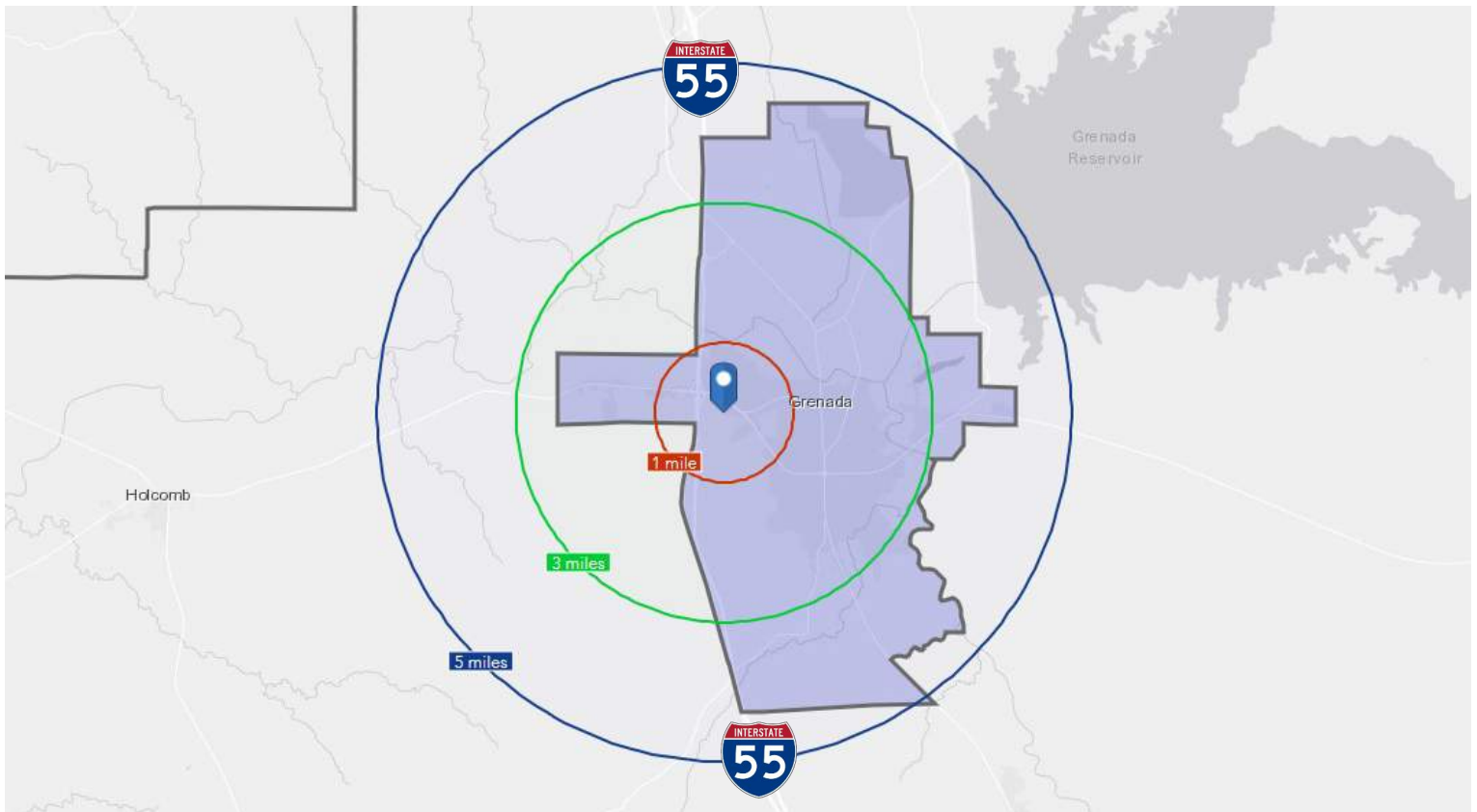


Property Photos



Demographics

2018 Summary*	1-mile	3-mile	5-mile
Population	1,416	10,328	14,391
Households	553	4,222	5,821
Families	380	2,625	3,761
Avg. HH Size	2.56	2.39	2.43
Owner Occupied Housing	377	2,514	3,779
Rent Occupied Housing	176	1,708	2,042
Median Age	38.5	38.7	39.6
Median HH Income:	\$31,639	\$29,958	\$33,273
Avg. HH Income:	\$48,967	\$49,870	\$54,052



*Source: www.stdb.com (Esri)



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About Randall Commercial Group, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenants, and developers on deals ranging up to \$50 million in estimated market value. Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate



Disclaimer:

The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the subject property and the suites available for lease (“Property”). Any interested party must independently investigate the Property, particularly from a physical, financial, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the Property, as it is the responsibility of the interested tenant to conduct full due diligence with their advisors. The data contained within this offering memorandum is for informational purposes only and is not sufficient for evaluation of Property for potential lease.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property. Furthermore, no due diligence has been performed regarding the future plans for this location. You and your advisors should conduct a careful, independent investigation of the Property to determine to your satisfaction the suitability of the Property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past performance, expected or projected performance do not guarantee future performance. Potential tenants bear the full risk and exposure of all business, events, and liability associated with such properties. The size and square footage of the Property are estimated and should be independently verified. Unless a fully executed lease agreement has been executed, the Landlord and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to lease the Property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer to lease the Property unless a lease agreement of Property has been executed and delivered.

In no event shall prospective tenant or its agent have any claims against the Landlord or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or lease of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

