

# COLLEGE VIEW AT MISSISSIPPI STATE

COLLEGE VIEW DRIVE | STARKVILLE, MS 39762

50,000SF OF RETAIL SPACE & 1,600 RESIDENTIAL BEDS

AVAILABLE SPACE FROM 732SF - 10,000SF

ANCHORED BY



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# COLLEGE VIEW AT MISSISSIPPI STATE

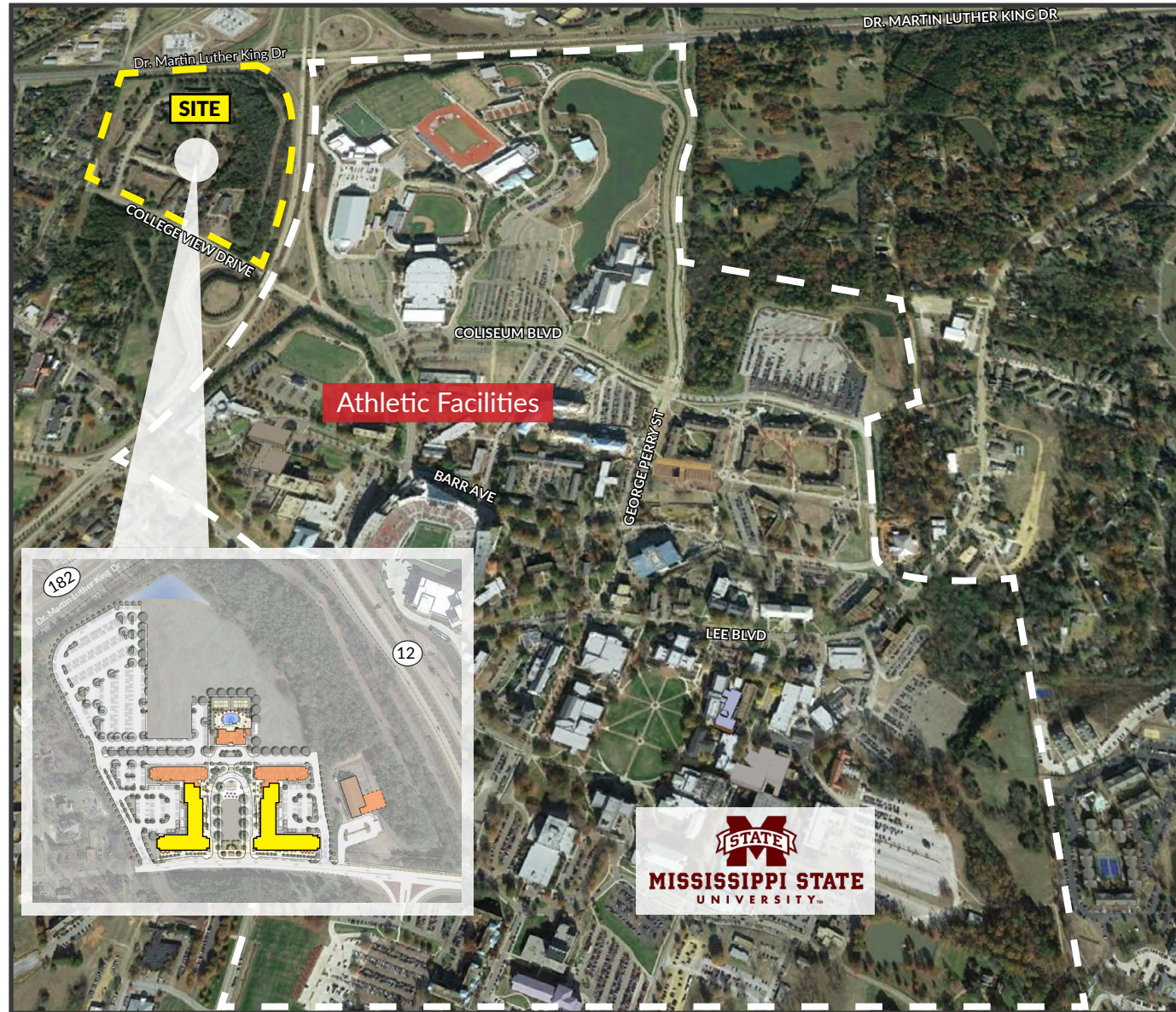
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## PROPERTY INFORMATION

- NEW DEVELOPMENT
- Mixed use College housing and 50,000 sf of retail
- Closest retail to Mississippi State Campus (Enrollment - 21,622 students)
- Adjacent to football & baseball stadiums
- Great access to US 182 & Highway 12
- 1,600 residential beds
- 200 parking spaces for retail use, 743 parking spaces for residential use
- Spaces can be divided as small as 732sf
- Great outdoor area for dining
- Completion Date: July 2019
- Traffic Counts: Highway 182 - 18,000 vpd  
Highway 12 - 25,000vpd

## AREA DEMOGRAPHICS

| 2017 DEMOGRAPHICS | 3 MILE   | 5 MILE   | 7 MILE   |
|-------------------|----------|----------|----------|
| POPULATION        | 32,480   | 39,306   | 43,755   |
| AVERAGE HH INC    | \$53,375 | \$54,922 | \$55,956 |



\*Flyover Video: [www.youtube.com/watch?v=SxyYCIvSpNg&t=1s](http://www.youtube.com/watch?v=SxyYCIvSpNg&t=1s)

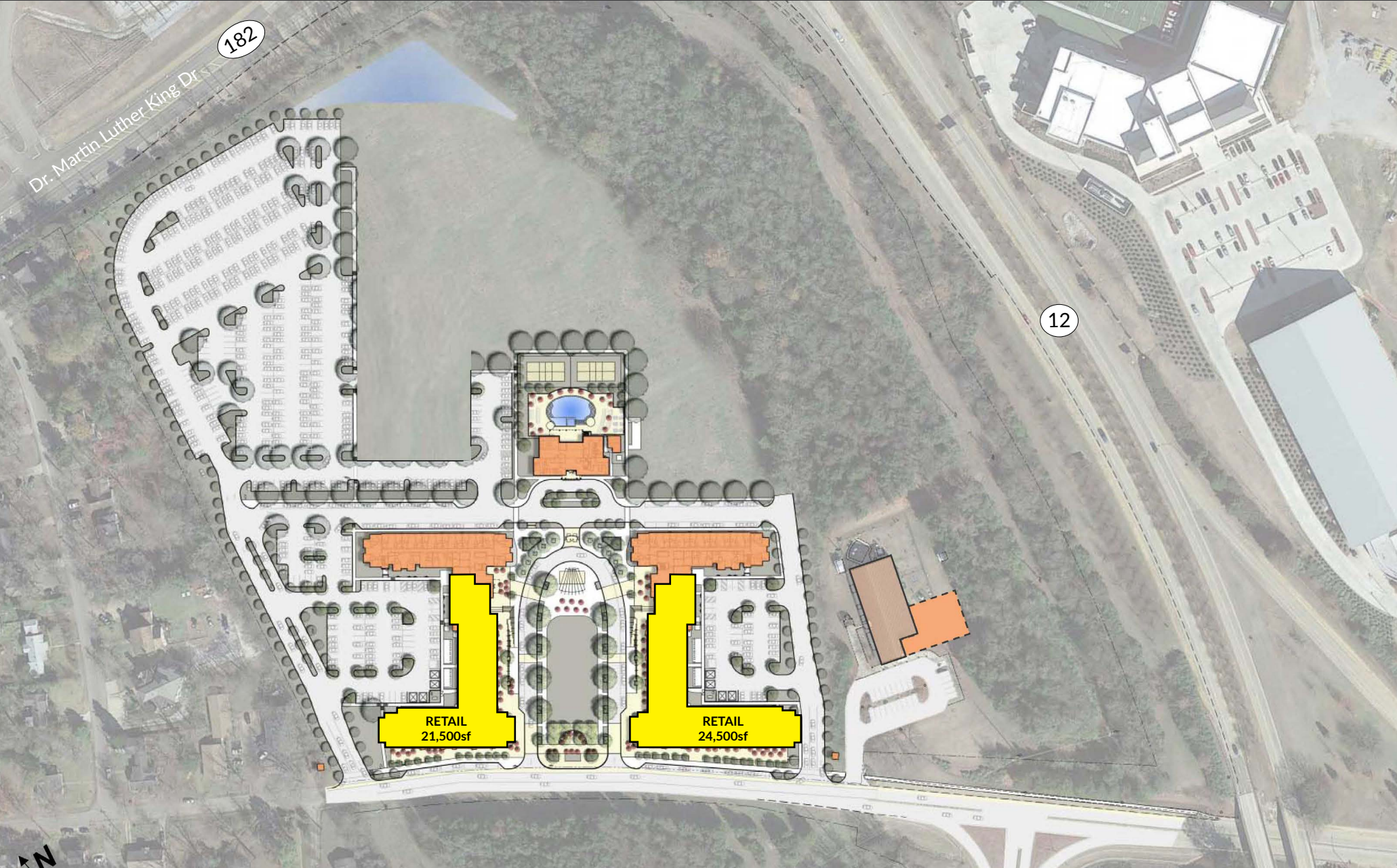


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## AVAILABLE SPACE

| SPACE | TENANT             | Sq. Ft. |
|-------|--------------------|---------|
| 01    | Available          | 1,650   |
| 02    | Available          | 1,468   |
| 03/04 | Educational Center | 2,809   |
| 05    | Lease Out          | 1,092   |
| 06    | Available          | 1,301   |
| 07    | Available          | 2,681   |
| 08    | Available          | 2,972   |
| 09    | Available          | 1,396   |
| 10    | Available          | 1,355   |
| 11    | Available          | 1,696   |
| 12    | Available          | 3,018   |

## AVAILABLE SPACE

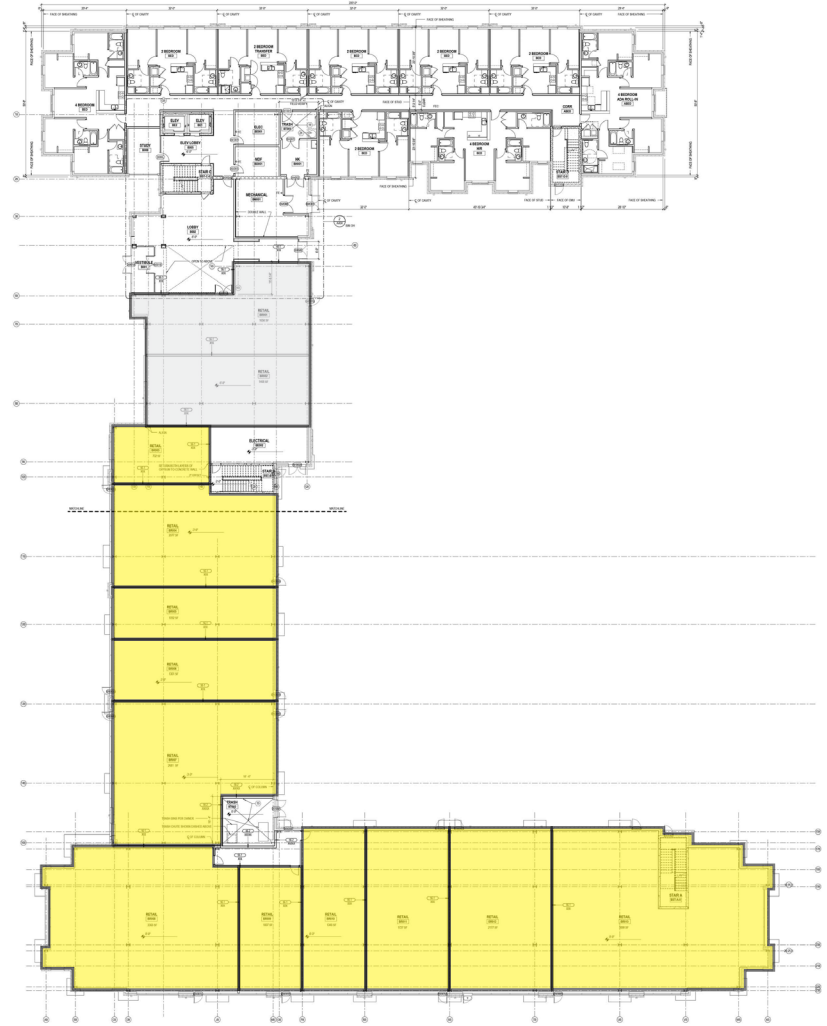
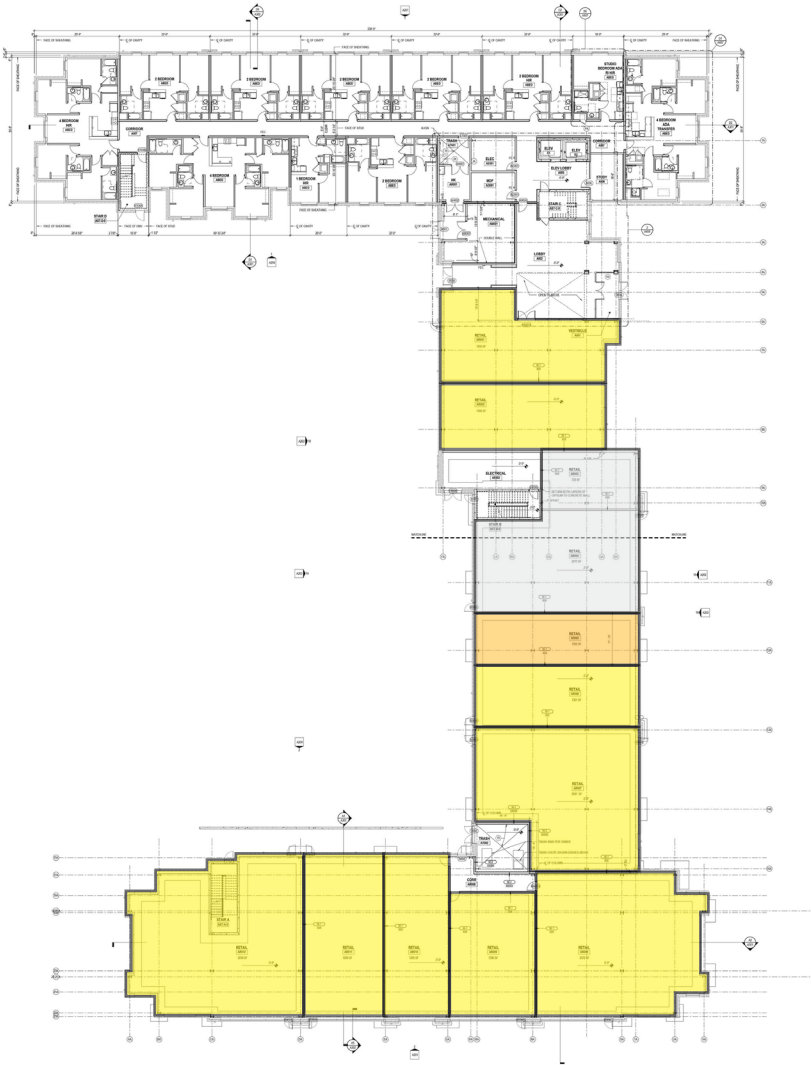
| SPACE | TENANT     | Sq. Ft. |
|-------|------------|---------|
| 13/14 | Stagger In | 3,118   |
| 15    | Available  | 732     |
| 16    | Available  | 2,077   |
| 17    | Available  | 1,092   |
| 18    | Available  | 1,301   |
| 19    | Available  | 2,681   |
| 20    | Available  | 3,365   |
| 21    | Available  | 1,007   |
| 22    | Available  | 1,348   |
| 23    | Available  | 1,727   |
| 24    | Available  | 2,177   |
| 25    | Available  | 3,890   |



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## ELEVATION CHANGES



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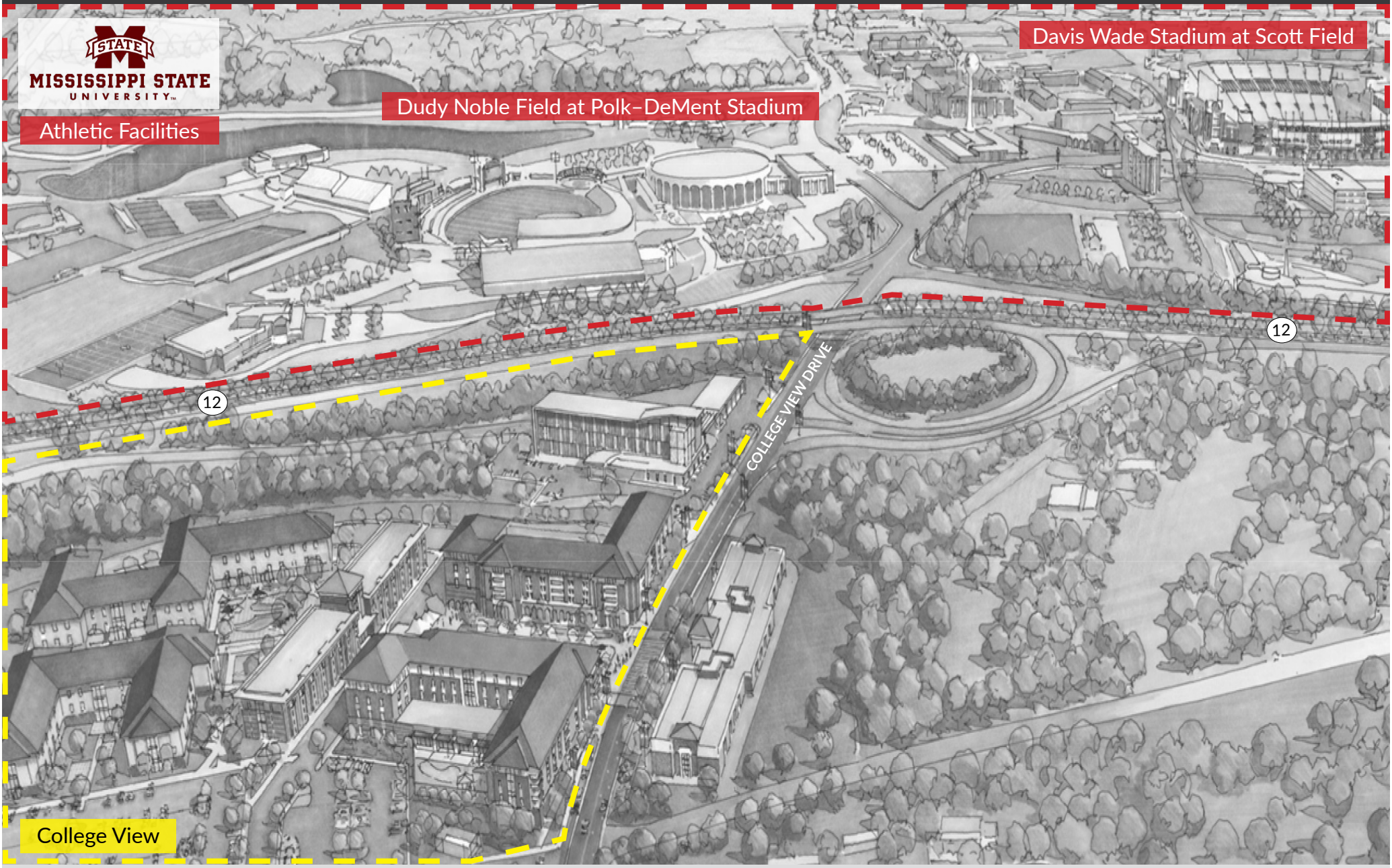
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Athletic Facilities

Dudy Noble Field at Polk-DeMent Stadium

Davis Wade Stadium at Scott Field



College View



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West Building - West Elevation



West Building - South Elevation



# COLLEGE VIEW AT MISSISSIPPI STATE

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Aerial view looking north towards bulldog square



Perspective View looking northwest towards the first floor retail



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Perspective View looking southwest towards the residential building



Perspective View looking west along state street



Perspective View looking west along the retail towards the residential building



Perspective View looking west along state street



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Perspective View looking north towards bulldog square



Perspective View looking northwest towards the first floor retail



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