

Westland Plaza

For Lease

Grocery Anchored Retail Space

2590 Robinson Road Jackson, MS 39209



NAI UCR Properties (UCR Properties, LLC) is a leading commercial real estate firm based in the Jackson metro area with complete real estate services in the office, retail, industrial, land and investment sectors. NAI Global is the single largest, most powerful global network of owner-operated commercial real estate brokerage firms. NAI Global Member firms, leaders in their local markets, are actively managed to work in unison and provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 300 offices strategically located throughout North America, Latin America, Europe and Asia Pacific, with over 5,100 local market professionals, managing over 1.1 billion square feet of property. All information furnished regarding property for sale or lease are from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

660 Katherine Drive, Suite 304
Flowood, MS 39232
601 981 6800 tel
ucrproperties.com



Offering Summary

Lease Rate:	\$8.00 - 12.00 SF/yr (NNN)
Building Size:	234,177 SF
Available SF:	1,717 - 8,000 SF
Year Built:	1958
Renovated:	2009
Zoning:	C-3 Commercial
Parking:	1,280 spaces
Land Area:	22.38 acres

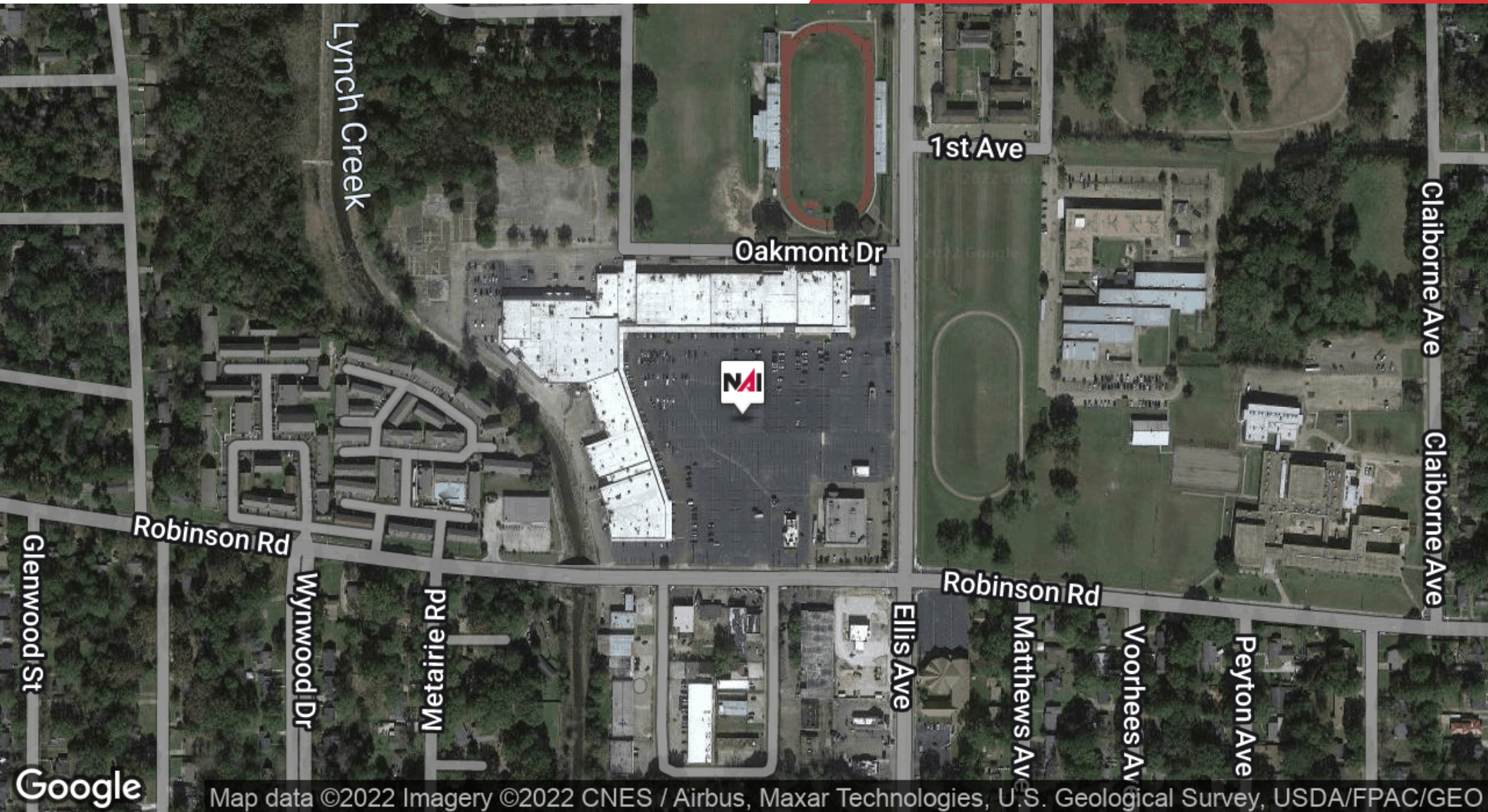
Property Overview

Renovated in 2009, Westland Plaza thrives as a high-density neighborhood retail center home to a mix of local, regional, and national tenants. Anchored by Grocery Depot, Planet Fitness, Oak Street Health, Family Dollar, Rainbow, and Walgreens (not a part), Westland Plaza offers a variety of available spaces that will help maximize product or service exposure to a diverse customer base.

Space	Lease Rate	Space Size
Suite 23	\$12.00 SF/yr	3,500 SF
Suite 24	\$12.00 SF/yr	3,411 SF
Suite 28	\$10.00 SF/yr	8,000 SF
Suite 30	\$8.00 SF/yr	5,617 SF
Suite 33	\$12.00 SF/yr	1,717 SF

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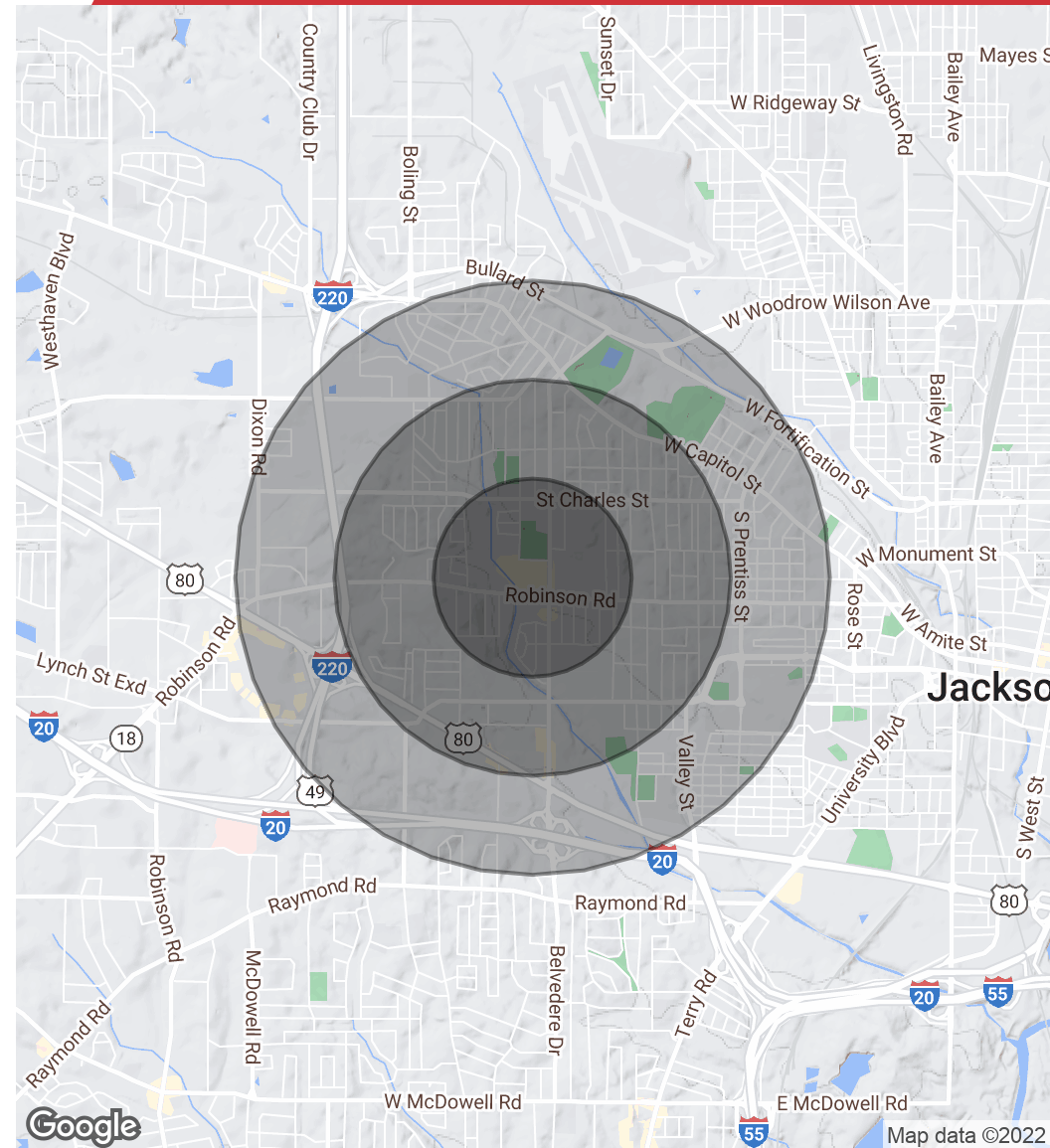


It turns out, you don't have any Site Plans Uploaded!

(be sure to add site plans in the [Property Edit Form](#) or
"Publish on Website and Docs" in the [Plans Tab](#))

	0.5 Miles	1 Mile	1.5 Miles
Population			
Total Population	2,293	4,627	16,541
Average Age	42.7	36.3	34.1
Average Age (Male)	45.9	38.2	35.8
Average Age (Female)	41.4	38.4	34.3
Households & Income			
Total Households	1,235	2,500	7,929
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$29,021	\$22,267	\$28,369
Average House Value	\$180,802	\$172,022	\$108,079

* Demographic data derived from 2020 ACS - US Census





Allen Carr, CCIM

Commercial Advisor

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Direct: 601.981.6800 | Cell: 901.212.1178

Professional Background

Originally from Memphis, Allen relocated to Jackson from the nation's capital in 2011. A graduate of the University of Mississippi, Allen earned a bachelor's degree in Real Estate and Finance. Upon Allen's graduation, he took his knowledge of real estate and finance to Washington D.C. where he worked for the nation's leading provider of commercial real estate research and information, CoStar Group.

After moving back south and 11 years working as a commercial agent for a local real estate company, Allen joined NAI UCR Properties where he brings a wealth of experience and expertise. With a proven track record of success throughout his career, Allen has established relationships and clients on a local, regional, and national level. He specializes in landlord/tenant representation for retail and industrial assets, investment sales, and distressed asset stabilization.

In 2018, Allen earned the prestigious Certified Commercial Investment Member (CCIM) designation. Widely regarded as the global standard of professional achievement in commercial real estate. A CCIM is proven proficient in theory and in practice, and has expertise in financial, market, and investment analysis in addition to negotiation.

Education

University of Mississippi, BA - 2010

Memberships

CCIM

Mississippi Commercial Association of REALTORS (Past President, 2020)

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