

NORTHSHORE CROSSING

1070 SPILLWAY CIR, BRANDON, MS



About The Property

- Well positioned at the primary Reservoir intersection of Spillway Road and Old Fannin Road
- Total square footage is 76,100 SF
- 1,470 SF & 1,600 SF Space available
- Multiple access points including direct access to a traffic signal
- Supported by Median Household Incomes in excess of \$75,000
- High traffic location with 28,000 VPD on Spillway Road and 13,000 VPD on Old Fannin Road

RETAIL SPACE NEXT TO KROGER AVAILABLE FOR LEASE

Guy Parker III

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PROPERTY MANAGED BY



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Property Description

- **Total Square Footage**
76,100 SF
- **Available Square Footage**
1,470 SF
1,600 SF
- **Lease Rate**
Call Broker for Details
- **Zoning**
Commercial

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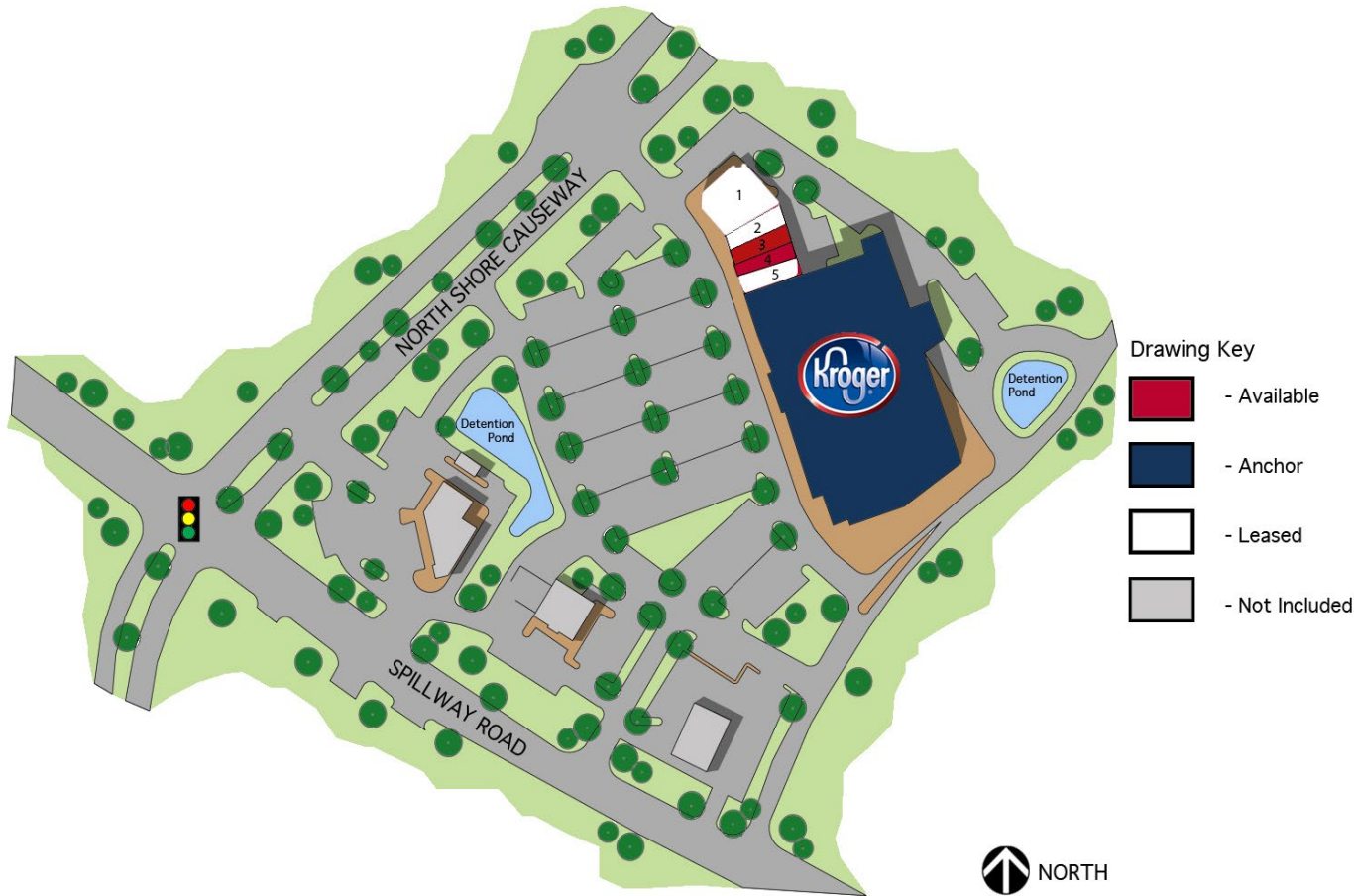


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Center Details

UNIT	TENANT	SQ. FT.
1	Spillway Wine & Spirits	4,789 SF
2	Deluxe Spa & Nails	1,600 SF
3	Available	1,600 SF
4	Available	1,470 SF
5	AT&T	2,556 SF
6	Kroger	64,273 SF

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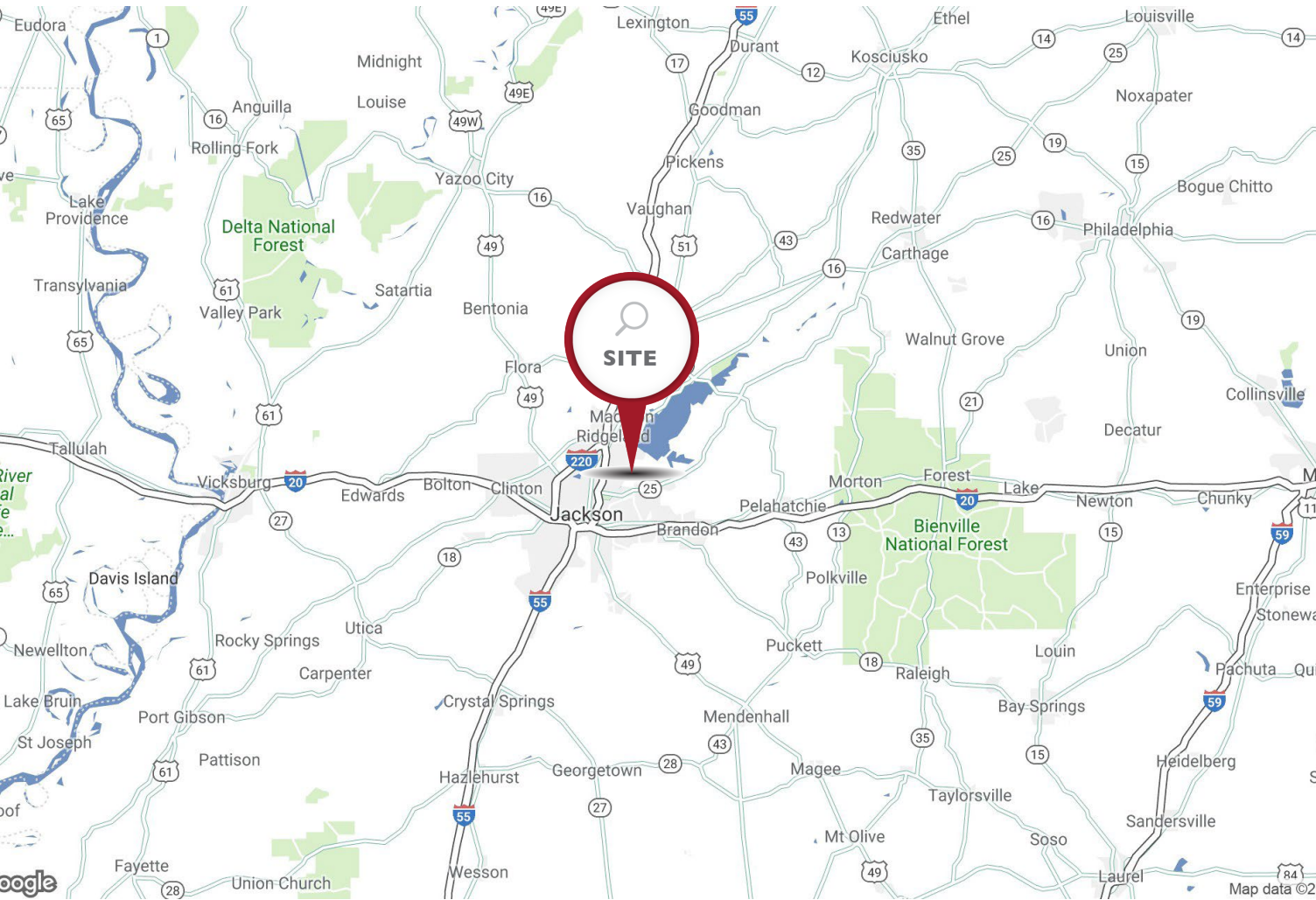


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2024 Demographics

POPULATION

1 Mile	3 Miles	5 Miles
5,572	25,053	63,356

MEDIAN AGE

1 Mile	3 Miles	5 Miles
40.0	39.1	39.0

COLLEGE EDUCATION

1 Mile	3 Miles	5 Miles
51.5%	49.9%	50.5%

MEDIAN HH INCOME

1 Mile	3 Miles	5 Miles
\$86,578	\$96,844	\$83,179

DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
3,743	18,071	49,993

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