

SUMMARY

RETAIL AERIAL

SITE PLAN

PLANS

PHOTOS

DEMOGRAPHICS

FOR LEASE

AVAILABLE

- F2: 1,970 SF
- Rate: \$20/PSF
- NNN: \$5.07/PSF Annually

BUILDING INFO

- Size: 31,600 ± SF
- Zoning: B-2
- Land Size: 4.20 ± AC

PROPERTY DESCRIPTION

Anchored by Academy Sports + Outdoors and Twin Peaks, Lakeview Village occupies the corner of Sangani Boulevard and Lamey Bridge Road. The property is well located within a 150-acre, masterplanned regional retail development that includes major tenants such as Lowe's, Walmart Supercenter, Target, Marshalls, and Best Buy. The master-planned development is located on both sides of Interstate 110, north of Interstate 10. This property of attractive storefronts offers ample parking, signalized entrance, over 500' of frontage on Sangani Boulevard, is located directly across from Walmart Supercenter, and has a large sign band for branding.

AREA BUSINESSES

Walmart Supercenter, Lowe's, Academy, Sports + Outdoors, Target, Best Buy, ULTA Beauty, Tesla Charging Station

JOIN TENANTS

Twin Peaks, Monterrey, Samurai, Academy Sports + Outdoors, Glitzy Nail & Hair Lounge, Marble Slab Creamery/Great American Cookies, Signature Cigar Bar & Lounge, Mississippi National Guard Recruiting Office, Kung Fu Tea.

TRAFFIC COUNT (ADT 2025)

- I-110: 22,000
- I-10: 79,000







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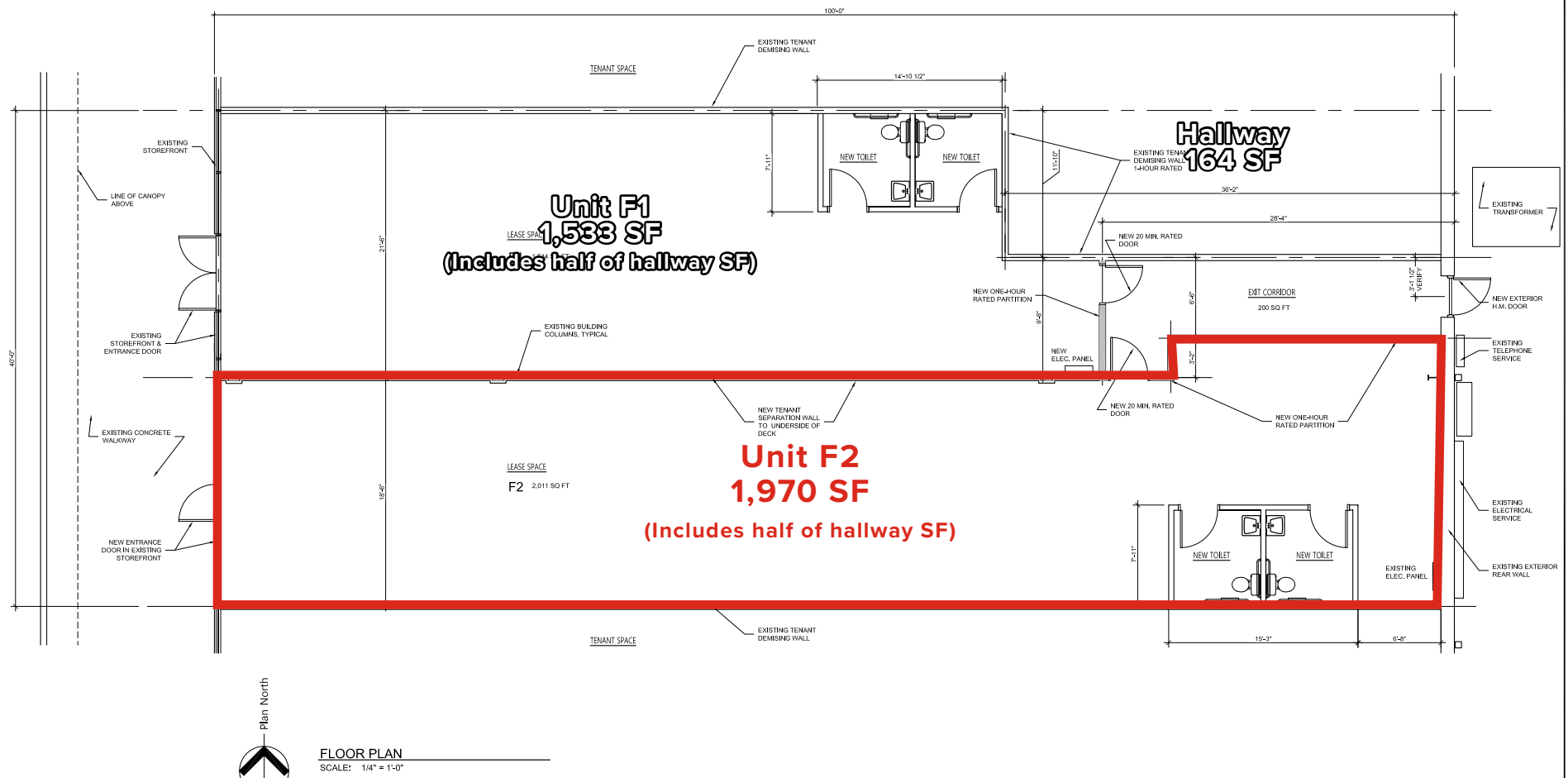
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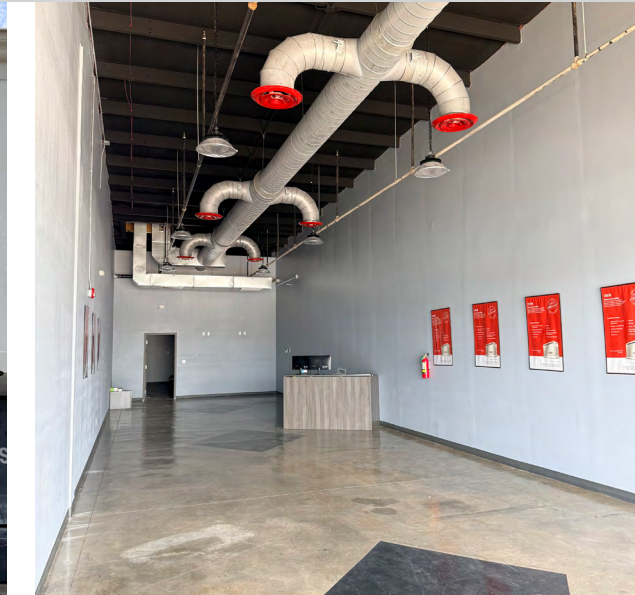
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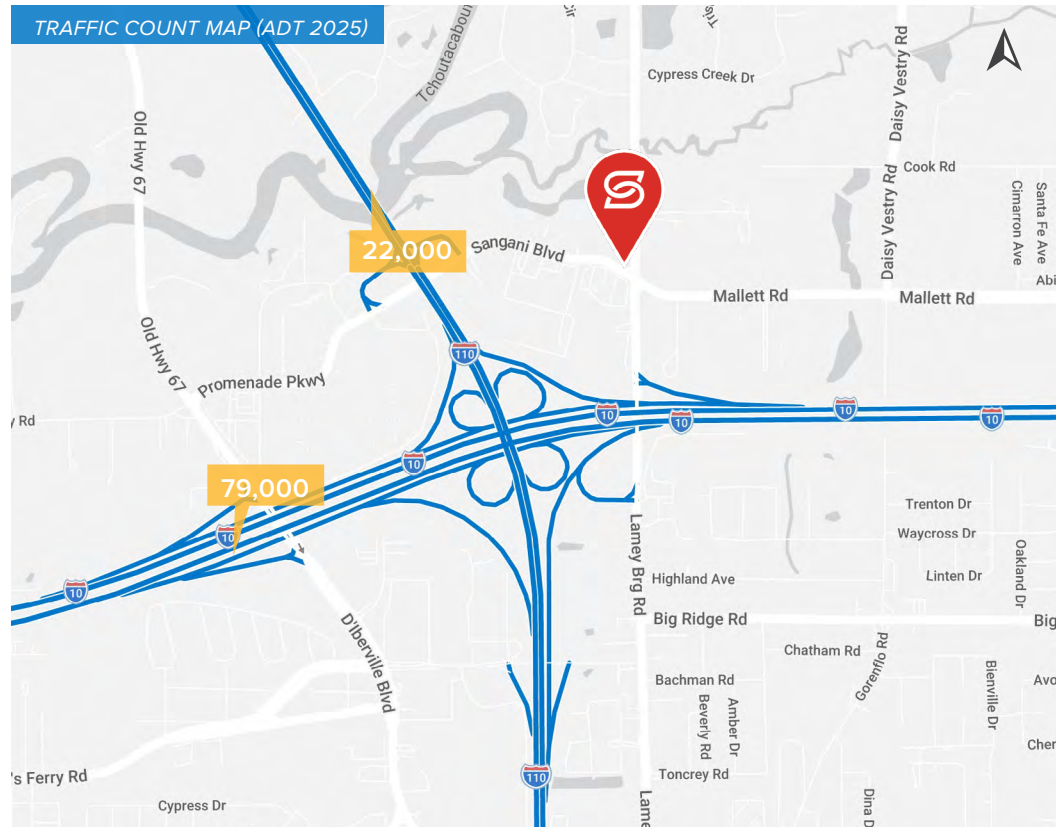
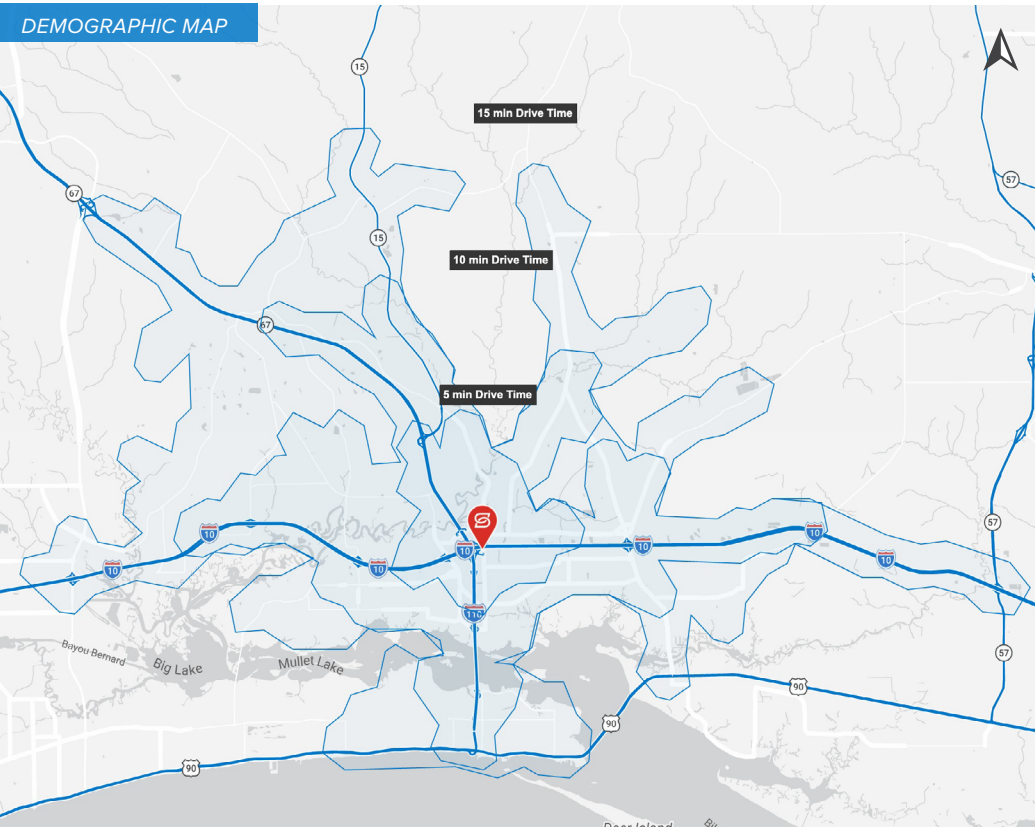
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2026 DEMOGRAPHICS



POPULATION

5 MI

11,029

10 MI

40,497

15 MI

73,195



AVG. HH INCOME

5 MI

\$98,774

10 MI

\$91,342

15 MI

\$91,082



DAYTIME POP

5 MI

7,482

10 MI

29,652

15 MI

51,539