

OFFERING MEMORANDUM · PORTFOLIO

# Mississippi Retail Portfolio

Two Anchor-Adjacent Retail Centers · Jackson MSA

## HIGHWAY 18 PLAZA

5225 Hwy 18 W · Jackson, MS 39209

**\$2,100,000**

8.5% Cap · \$177,898 NOI

## NORTHPARK STATION

201 Ring Rd · Ridgeland, MS 39157

**\$2,800,000**

7.2% Cap · \$200,655 NOI

### PORTFOLIO SUMMARY

**\$4,900,000**

PORTFOLIO ASKING

**\$378,553**

COMBINED NOI

**7.7%**

BLENDED CAP RATE

**27,751 SF**

TOTAL GLA

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# Portfolio Overview

## Mississippi Retail Portfolio — Two Centers, One Acquisition

East Coast Realty Partners is pleased to present a curated two-property retail portfolio in the Jackson, Mississippi metropolitan area. The offering consists of **Highway 18 Plaza** in Jackson and **Northpark Station** in Ridgeland — two well-located, anchor-adjacent multi-tenant retail centers totaling 27,751 square feet of gross leasable area across approximately 3.1 acres of land.

Both centers are located in designated **Opportunity Zones**, providing significant capital-gains tax deferral and potential elimination benefits to qualifying investors. The portfolio offers a blended cap rate of **7.7%** on combined net operating income of **\$378,553**, with embedded value-add upside at Highway 18 Plaza through the lease-up of three master-leased suites at market rents.

The portfolio may be acquired as a package or individually. The combined Jackson/Ridgeland trade area represents the largest retail market in the State of Mississippi, with a metro population of approximately 580,000 residents and a stable, diversified consumer base. Both assets sit on major retail corridors with shadow-anchor exposure to national tenants — Walmart, Lowe's, Dillard's, JCPenney, and Belk — driving consistent foot traffic and tenant demand.

<b>\$4,900,000</b> PORTFOLIO ASKING	<b>\$378,553</b> COMBINED NOI	<b>7.7%</b> BLENDED CAP	<b>27,751 SF</b> TOTAL GLA
<b>2</b> RETAIL CENTERS	<b>10</b> ACTIVE TENANTS	<b>3.1 AC</b> TOTAL LAND	<b>100% / 66%</b> OCCUPANCY

Both centers are offered free and clear of debt. The seller will consider individual or package offers. Detailed financials, leases, title work, and environmental reports are available upon execution of a standard confidentiality agreement.

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## About East Coast Realty Partners

East Coast Realty Partners is a full-service commercial real estate brokerage and investment advisory firm with offices in **Melville, NY**; **Delray Beach, FL**; **Princeton, NJ**; and **North Andover, MA**. Our principals bring **25+ years of closed transaction experience** across the Northeast and Southeast United States, with a track record of **1,000+ successfully closed deals** spanning retail, multifamily, mixed-use, industrial, and specialty commercial assets.

We specialize in the acquisition and disposition of retail investment properties, net lease assets, and value-add commercial real estate across our seven-state coverage area: **New York, New Jersey, Connecticut, Florida, Mississippi, Tennessee, and Georgia**. Our team provides comprehensive brokerage services including market analysis, property valuation, transaction management, SBA financing coordination, due diligence oversight, and post-closing transition support.

### Portfolio Comparison

	HIGHWAY 18 PLAZA	NORTHPARK STATION
Location	Jackson, MS	Ridgeland, MS
Asking Price	\$2,100,000	\$2,800,000
Cap Rate	8.5%	7.2%
Net Operating Income	\$177,898	\$200,655
Building Size	12,350 SF	15,401 SF
Land Area	1.41 Acres	1.71 Acres
Year Built	1986	2005 (Renov. 2013/2018)
Tenants	3 Active + 3 Master Lease	7 Active
Occupancy	66% Physical	100%
WALT	2.86 Years	3.49 Years
VPD	32,000 (Hwy 18)	40,000+ (E County Line)
Shadow Anchors	Walmart, Lowe's	Dillard's, JCPenney, Belk
Opportunity Zone	Yes	Yes
Investment Profile	Value-Add / Yield	Core-Plus / Stabilized

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## Highway 18 Plaza

5225 Hwy 18 W · Jackson, MS 39209

### Property Summary

**VALUE-ADD RETAIL · 8.5% CAP**

Highway 18 Plaza is a 12,350-square-foot multi-tenant retail strip center on a 1.41-acre parcel, strategically positioned directly across from a Walmart Supercenter and adjacent to a Lowe's Home Improvement Supercenter — two of the highest-traffic retail anchors in the Jackson market. Built in 1986 and meticulously maintained, the center features **Subway** (early renewal signed with a 5-year extension through 2030), **Vape Con**, and **Super Clean Laundry** as active tenants, with three additional suites currently operating under a negotiable master-lease structure.

The property is offered at an 8.5% cap rate on current NOI of \$177,898, with significant upside available through the lease-up of the three master-leased suites at market rents — providing a path to a potential \$60,000–\$80,000+ annual NOI increase upon stabilization. The property is located in a designated Opportunity Zone and sits one mile from Jackson State University (10,000 students).

### Property Details

<b>Address</b>	5225 Hwy 18 W, Jackson, MS	<b>Construction</b>	Masonry
<b>County</b>	Hinds County	<b>Sprinklers</b>	Yes
<b>Parcel</b>	830-82-012	<b>Occupancy</b>	66% Physical (Master Lease)
<b>Building Size</b>	12,350 SF	<b>WALT</b>	2.86 Years
<b>Land Area</b>	1.41 Acres · 61,420 SF	<b>Frontage</b>	189' on MS-18 Hwy · 2 Curb Cuts
<b>Units</b>	6 Units · 3 Active Tenants	<b>Traffic Count</b>	32,000 VPD
<b>Year Built</b>	1986	<b>Opp. Zone</b>	Yes
<b>Parking</b>	53 Spaces	<b>Subway Lease</b>	5-Year Renewal Through 2030

### Financial Snapshot

<b>\$2,100,000</b>	<b>8.5%</b>	<b>\$218,904</b>	<b>\$177,898</b>
ASKING PRICE	CAP RATE	GROSS INCOME	NOI

## 03 · Highway 18 Plaza · Financials

## Rent Roll

Tenant	Unit	SF	Lease Start	Lease End	Rent/Mo	Rent/Yr	Reimb.	Total
Subway	A	1,900	3/1/2020	10/31/2030	\$3,192	\$38,304	\$5,225	\$43,529
Vacant — Master Lease	B	1,900	—	—	\$2,200	\$26,400	\$0	\$26,400
Vacant — Master Lease	C	1,717	—	—	\$3,300	\$39,600	\$0	\$39,600
Vape Con	D	1,387	3/1/2022	5/15/2030	\$2,200	\$23,800	\$0	\$26,400
Super Clean Laundry	E	5,500	11/1/2021	10/31/2031	\$5,500	\$66,000	\$0	\$66,000
Vacant — Master Lease	E1	850	—	—	\$1,850	\$22,200	\$0	\$22,200
<b>TOTAL</b>		<b>13,254</b>		<b>66% Occ.</b>	<b>\$18,242</b>	<b>\$216,304</b>	<b>\$5,225</b>	<b>\$224,129</b>

\* Subway pays \$2.75/SF CAM reimbursement. Subway renewed early with a 5-year extension through October 2030. Three suites are offered under a negotiable Master Lease. Rent figures are being updated; revised rent roll will be provided upon execution of NDA.

## Expense Summary

<b>Gross Operating Income</b>	<b>\$218,904</b>
Reimbursements (Subway CAM)	\$5,225
<b>Adjusted Gross Income</b>	<b>\$224,129</b>
Property Taxes	\$16,888
Landscaping & Groundskeeping	\$3,600
Insurance	\$6,529
Repairs & Maintenance	\$3,546
Management Fee	\$13,134
Garbage	\$2,534
<b>Total Expenses</b>	<b>\$46,231</b>
<b>Net Operating Income (NOI)</b>	<b>\$177,898</b>

## Investment Highlights

- **8.5% Cap Rate.** Exceptional yield on a well-located retail asset in a high-traffic, anchor-adjacent corridor.
- **Walmart & Lowe's Shadow Anchors.** Direct frontage exposure across Hwy 18 from a Walmart Supercenter and adjacent to a Lowe's, driving consistent consumer traffic.
- **Subway Early Renewal.** Globally recognized QSR tenant renewed early with a 5-year extension through October 2030.
- **Value-Add Master Lease Upside.** Three suites currently under negotiable master lease present immediate lease-up upside at market rents — potential NOI increase of \$60K–\$80K+ annually upon stabilization.
- **Opportunity Zone Location.** Significant tax deferral and potential elimination benefits for qualifying investors.
- **Jackson State University Proximity.** One mile from JSU (10,000 students) supports consistent retail and service demand in the immediate trade area.
- **Five-Mile Population of 103,928.** Dense, established consumer base within the primary trade area.
- **Zero Deferred Maintenance.** Meticulously maintained asset with no known capital expenditure requirements at time of offering.

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## Northpark Station

201 Ring Rd · Ridgeland, MS 39157

### Property Summary

**STABILIZED RETAIL · 100% OCCUPIED · 7.2% CAP**

Northpark Station is a fully occupied 15,401-square-foot multi-tenant retail strip center located at 201 Ring Rd in Ridgeland, MS — strategically positioned as an outparcel of **Northpark Mall**, one of the most desirable retail corridors in the Jackson metropolitan area. Constructed in 2005 and renovated in 2013/2018, the center features a diverse seven-tenant mix including Alsalem Grocery/Restaurant, Rose Nail Salon, Residual Supply Clothing, Exclusive Lounge and Hair, and David Vasquez Barbershop.

The property is 100% occupied, well-maintained, and benefits from 89 on-site parking spaces, 40,000+ VPD on E County Line Road, and immediate proximity to Northpark Mall's anchor tenants — **Dillard's, JCPenney, and Belk**. Northpark Station sits in a designated Opportunity Zone and offers a stable 7.2% cap rate on in-place cash flow of \$200,655, with embedded mark-to-market upside on several shorter-term leases.

### Property Details

Address	201 Ring Rd, Ridgeland, MS	Construction	Masonry
County	Madison County	Sprinklers	Yes
Parcel	072I-31D-001/01.05	Occupancy	100%
Building Size	15,401 SF	WALT	3.49 Years
Land Area	1.7067 Acres · 74,677 SF	Frontage	243' Ring Rd · 141' Wheatley St
Units	11 Units · 7 Tenants	Traffic Count	40,000+ VPD on E County Line
Built / Renov.	2005 / 2013, 2018	Opp. Zone	Yes
Parking	89 Spaces	Anchor	Outparcel of Northpark Mall

### Financial Snapshot

**\$2,800,000**

ASKING PRICE

**7.2%**

CAP RATE

**\$267,125**

GROSS INCOME

**\$200,655**

NOI

## 04 - Northpark Station - Financials

## Rent Roll

Tenant	Suite	SF	Lease Start	Lease End	Rent/Mo	CAM	Annual
Restaurant   Affrishoppi LLC	10	1,380	4/1/2022	3/31/2025	\$2,300	\$0	\$27,600
Rose Nail Salon	15	1,231	1/30/2024	2/7/2029	\$2,000	\$0	\$24,000
Alsalem Grocery	20	1,250	12/1/2023	12/31/2028	\$6,000	\$0	\$72,000
Alsalem Grocery	25	1,250	—	12/31/2028	\$0	\$0	\$0
Alsalem Grocery	30	1,250	—	5/31/2028	\$0	\$0	\$0
Alsalem Grocery	35	1,250	—	5/31/2028	\$0	\$0	\$0
Residual Supply Clothing	40	1,250	4/1/2022	3/31/2025	\$1,850	\$3,125	\$25,325
David Vasquez Barbershop	45	1,250	—	3/31/2025	\$1,750	\$1,200	\$22,200
Alsalem Restaurant	50	1,108	Renewal	12/31/2028	\$3,600	\$0	\$43,200
Alsalem Restaurant	55	1,354	5/1/2017	12/31/2028	\$0	\$0	\$0
Exclusive Lounge & Hair	60	2,500	4/1/2022	3/31/2025	\$4,400	\$0	\$52,800
<b>TOTAL</b>		<b>15,073</b>		<b>100% Occ.</b>	<b>\$21,900</b>	<b>\$4,325</b>	<b>\$267,125</b>

## Expense Summary

<b>Gross Operating Income</b>	<b>\$262,800</b>
Reimbursements	\$4,325
<b>Adjusted Gross Income</b>	<b>\$267,125</b>
Property Taxes	\$26,700
Landscaping & Groundskeeping	\$2,400
Insurance	\$7,950
Repairs & Maintenance	\$3,193
Management Fee	\$15,768
Garbage	\$2,534
Water	\$2,400
Electricity	\$1,200
<b>Total Expenses</b>	<b>\$62,145</b>
<b>Net Operating Income (NOI)</b>	<b>\$200,655</b>

## Investment Highlights

- **100% Occupancy.** Fully leased, multi-tenant retail strip center with stable in-place cash flow.
- **7.2% Cap Rate.** Strong yield in a proven retail corridor with consistent tenant demand.
- **Northpark Mall Adjacency.** Direct outparcel exposure to one of Mississippi's premier regional shopping centers — Dillard's, JCPenney, and Belk.
- **Opportunity Zone.** Significant capital-gains tax deferral and potential elimination benefits for qualifying investors.
- **Diversified Tenant Base.** Seven active tenants across food service, grocery, personal care, and retail reduce single-tenant concentration risk.
- **40,000+ VPD.** High-traffic corridor on E County Line Road ensures excellent visibility and consistent consumer foot traffic.
- **Value-Add Potential.** Several tenants on shorter lease terms create re-leasing upside and the opportunity to mark rents to market.
- **Strong Demographics.** Median household income \$66,171; 51.8% bachelor's degree attainment; metro population of 580,000.
- **SBA-Eligible Market.** Jackson/Ridgeland MSA supports broad buyer and financing eligibility.

**05****Contact**

Lead Investment Advisors

For additional information, financial detail, site tours, or to make an offer on the portfolio or either individual property, please contact our lead advisors.

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