

Highway 18 Plaza

5225 W Highway 18, Jackson, MS 39209



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Highway 18 Plaza

\$4,150,000

Jackson, MS Retail Portfolio

Asking Price (Portfolio): \$4,150,000?Cap Rate: 9.0%
(in-place)?Combined NOI: \$376,108?Optional Add-On:
1230 E County Line Rd (\$2,000,000 | 9% Cap | NOI
\$180,802)

Two multi-tenant retail properties in Jackson and Ridgeland, MS, anchored by high-traffic corridors and major retail neighbors. Highway 18 Plaza provides a value-add lease-up opportunity, while Northpark Station delivers stabilized cash flow.

County Line Retail can be added for scale.

Property 1: Highway 18 Plaza

?? 5225 Hwy 18 W, Jackson, MS

* Asking: Included in portfolio

* Building Size: 12,350 SF

* Land Area: 1.41 Acres

* Occupancy: 66% (Master Lease being offered)

* NOI: \$177,898

* Gross Operating Income (GOI): \$218,904

* Expenses: \$46,231

* Year Built: 1986

* Parking: 53 spaces

* Traffic: 32,000 VPD

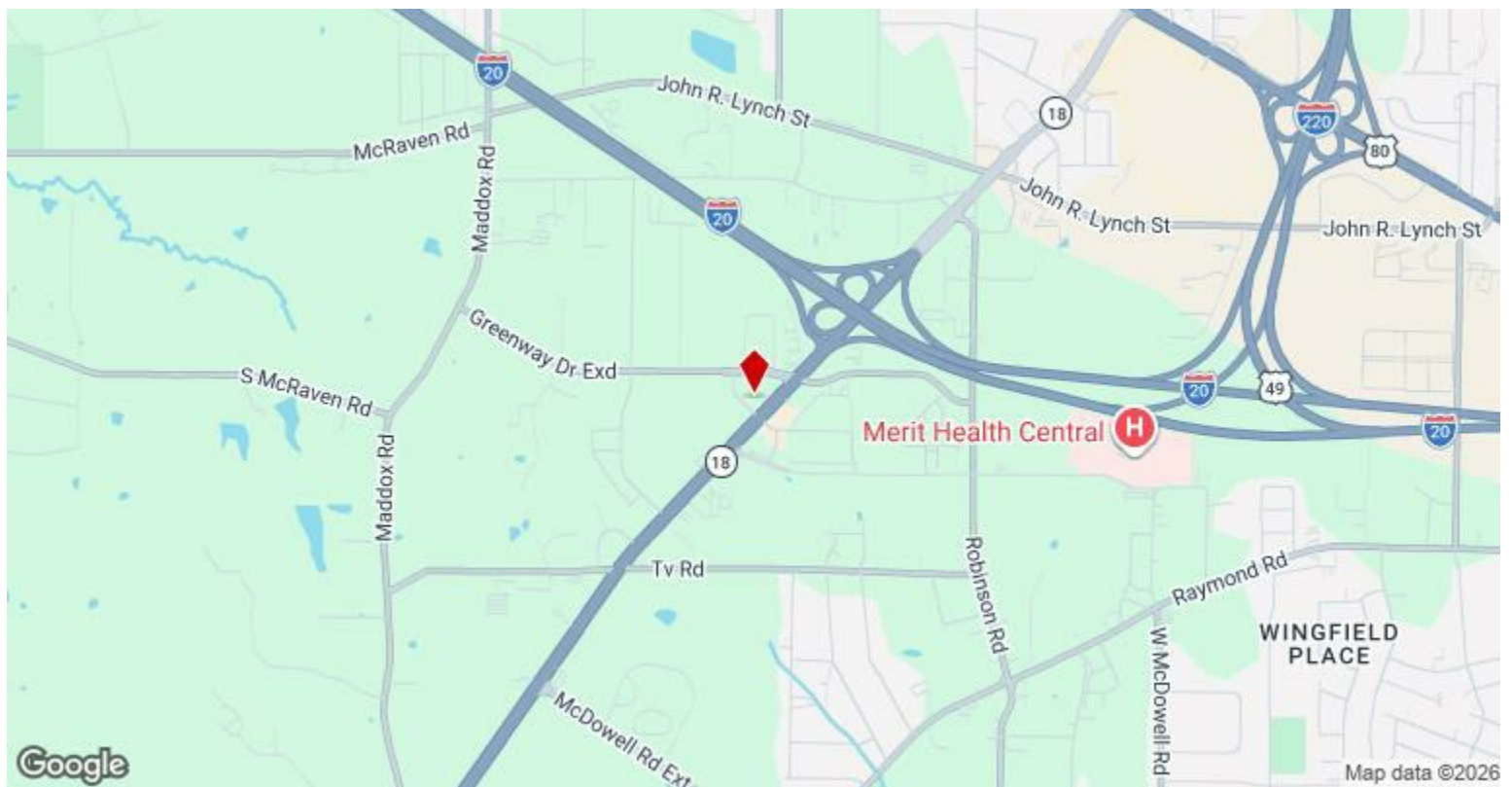
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Price:	\$4,150,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	4.29%
Lot Size:	1.41 AC
Gross Building Area:	12,350 SF
Sale Conditions:	Business Value Included
No. Stories:	1
Year Built:	1986
Tenancy:	Multi
Parking Ratio:	4.29/1,000 SF
Zoning Description:	C2
APN / Parcel ID:	0830-0082-012

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Danknolia Cannabis Dispensary LLC	-	
McCColumn Physical Therapy	-	
Subway	-	
Super Clean Laundry	-	



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* Tenants: Subway (renewed 5-year extension), Vape Con, Super Clean Laundry Hwy 18 OM_9.25.25?

* Highlights:

* Across from Walmart Supercenter & Lowe's

* 1 mile from Jackson State University (10,000+ students)

* Strong visibility with 189' frontage on MS-18

* Value-add in leasing vacancies

* Opportunity Zone designation

Property 2: Northpark Station

?? 201 Ring Rd, Ridgeland, MS

* Asking: Included in portfolio

* Building Size: 15,401 SF

* Land Area: 1.71 Acres

Property Photos



Building Photo



Building Photo

Property Photos

