

## Highway 18 Plaza

5225 W Highway 18, Jackson, MS 39209



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# Highway 18 Plaza

\$2,100,000

East Coast Realty Partners presents Highway 18 Plaza, a 12,350 SF retail strip center located in Jackson, Mississippi, offered at an attractive 8.5% cap rate. Strategically positioned directly across from Walmart Supercenter and adjacent to Lowe's Home Improvement, this retail asset benefits from strong national shadow-anchor traffic and excellent visibility.

Current tenancy includes Subway (recently renewed through 2030), Vape Con, and Super Clean Laundry, providing stable in-place income. An additional three suites under master lease present immediate value-add upside through lease-up and rent optimization.

Located in a designated Opportunity Zone with approximately 32,000 vehicles per day and just one mile from Jackson State University, this property offers both stable cash flow and upside potential.

## Property Highlights:

- Asking Price: \$2,100,000
- Cap Rate: 8.5%
- Building Size: 12,350 SF
- ...



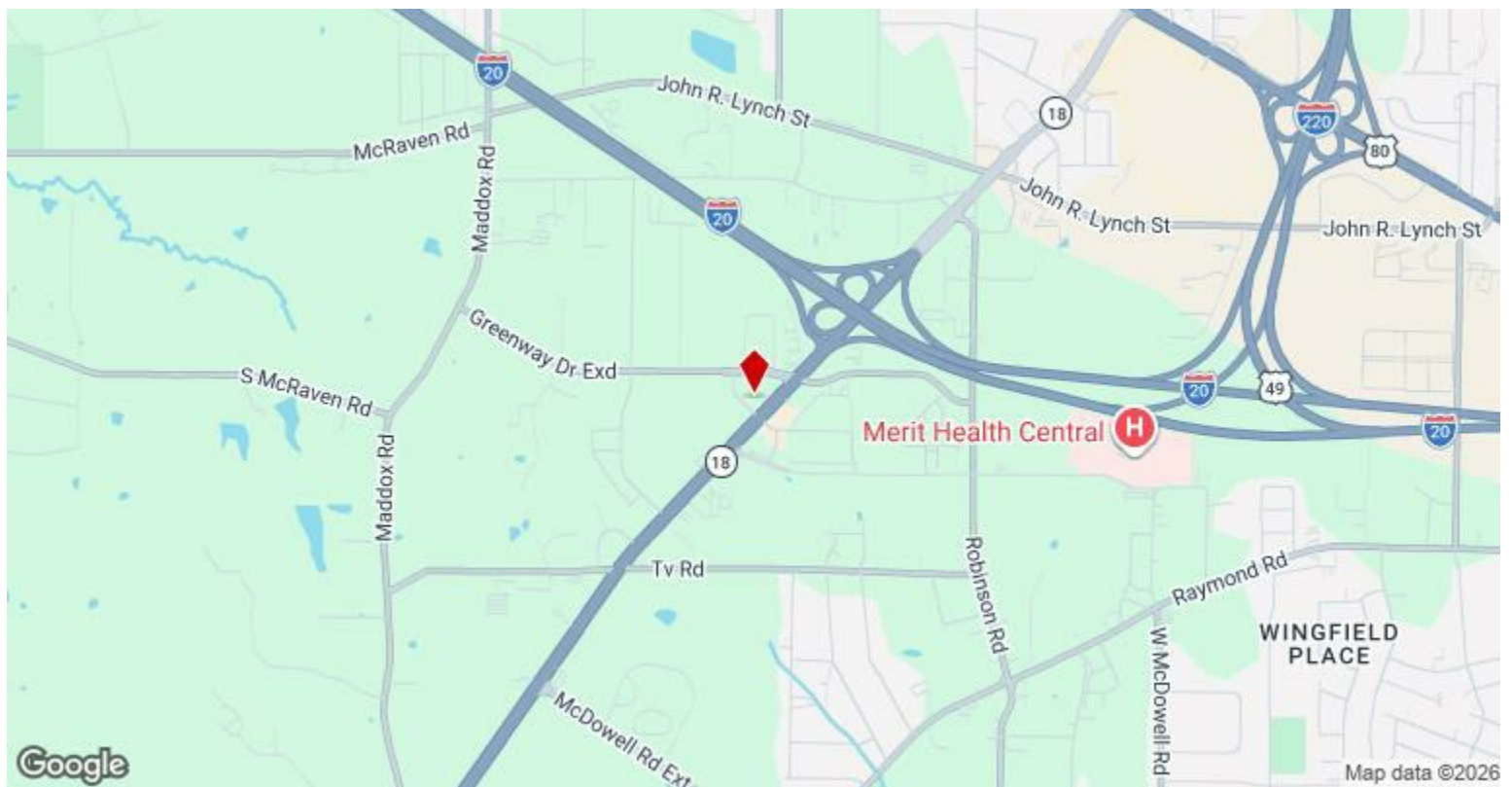
Price:	\$2,100,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	8.47%
Lot Size:	1.41 AC
Gross Building Area:	12,350 SF
Sale Conditions:	Business Value Included
No. Stories:	1
Year Built:	1986
Tenancy:	Multi
Parking Ratio:	4.29/1,000 SF
Zoning Description:	C2
APN / Parcel ID:	0830-0082-012

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## Major Tenant Information

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



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- Cap Rate: 8.5%
- Building Size: 12,350 SF
- Land Size: 1.41 Acres
- Occupancy: 66% (Master Lease on Vacancies)
- Year Built: 1986
- Shadow Anchored by Walmart & Lowe's
- Opportunity Zone Location
- Strong Value-Add Potential

### Portfolio Expansion Opportunity:

This property may be purchased individually or as part of a two-center Mississippi retail portfolio. The companion asset located at 201 Ring Road, Ridgeland, Mississippi is offered at \$2,800,000, creating a combined package price of \$4,900,000.

NDA required for full rent roll, financials, and offering memorandum.

For additional information, contact:

# Property Photos



Building Photo



Building Photo

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Building Photo