

RETAIL PROPERTY FOR LEASE



ADKINS SQUARE

6020 N HIGHWAY 55, JACKSON, MS 39211

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PROPERTY DESCRIPTION

Positioned along the highly trafficked Interstate 55 corridor in Jackson, this newly redeveloped retail center offers a prime opportunity for retailers and service users seeking exceptional visibility and access. Formerly home to Cracker Barrel, the property has been transformed by new ownership into a modern, multi-tenant strip center designed to accommodate a variety of commercial uses.

PROPERTY HIGHLIGHTS

- High Traffic Counts: 90,000 vehicles per day.
- Prime Location: Positioned on a signalized intersection along the highly trafficked Interstate 55 corridor in northeast Jackson.
- Recognizable Property: Formerly home to Cracker Barrel, a well-known local landmark.
- Redeveloped Retail Center: Modern, multi-tenant strip center designed for flexible commercial use.
- Vanilla Shell Delivery: Each bay includes demising walls, a concrete floor, grid ceiling, an HVAC unit, and a finished restroom, allowing tenants to efficiently customize their space to meet specific operational needs.
- Endcap with Drive-Thru: Rare opportunity ideal for quick-service restaurants, coffee concepts, or high-volume users.
- Ample Parking: 159 spaces with a parking ratio of 16.4, convenient for tenants and customers.

PROPERTY SUMMARY

Lease Rate:	
Base Rent:	\$16.00 - 18.00/SF/YR (NNN)
CAM:	\$2.00/SF/YR
Taxes:	\$3.14/SF/YR
Insurance:	\$1.42/SF/YR
Total NNN:	\$6.56/SF/YR
Available SF:	1,903 - 9,699 SF
Lot Size:	2.7 Acres
Building Size:	9,699 SF
Year Built:	1992
Year Renovated:	2026
Parking Spaces:	159
Parking Ratio:	16.4
Traffic Count:	90,000
Zoning:	General Commercial C-3

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,909	23,495	40,994
Total Population	6,789	54,222	95,102
Average HH Income	\$67,545	\$75,938	\$86,843

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	1,995 - 9,699 SF	NNN	\$16.00 SF/yr	-Left-side (north-side) end cap suite -Can be combined with the other suites for additional space -Each retail bay will be delivered as a vanilla shell, including demising walls, a concrete floor, grid ceiling, an HVAC unit, and a finished restroom, allowing tenants to efficiently customize their space to meet specific operational needs. -The tenant is responsible for electricity/gas. Water is included in CAM.
Suite B	Available	1,903 - 9,699 SF	NNN	\$16.00 SF/yr	-Inline suite -Can be combined with other suites for additional space -Each retail bay will be delivered as a vanilla shell, including demising walls, a concrete floor, grid ceiling, an HVAC unit, and a finished restroom, allowing tenants to efficiently customize their space to meet specific operational needs. -The tenant is responsible for electricity/gas. Water is included in CAM.
Suite C	Available	1,903 - 9,699 SF	NNN	\$16.00 SF/yr	-Inline suite -Can be combined with other suites for additional space -Each retail bay will be delivered as a vanilla shell, including demising walls, a concrete floor, grid ceiling, an HVAC unit, and a finished restroom, allowing tenants to efficiently customize their space to meet specific operational needs. -The tenant is responsible for electricity/gas. Water is included in CAM.
Suite D	Available	1,903 - 9,699 SF	NNN	\$16.00 SF/yr	-Inline suite -Can be combined with other suites for additional space -Each retail bay will be delivered as a vanilla shell, including demising walls, a concrete floor, grid ceiling, an HVAC unit, and a finished restroom, allowing tenants to efficiently customize their space to meet specific operational needs. -The tenant is responsible for electricity/gas. Water is included in CAM.
Suite E	Available	1,995 - 9,699 SF	NNN	\$18.00 SF/yr	-Right-side (south-side) end cap space with DRIVE-THRU -Can be combined with other suites for additional space -Each retail bay will be delivered as a vanilla shell, including demising walls, a concrete floor, grid ceiling, an HVAC unit, and a finished restroom, allowing tenants to efficiently customize their space to meet specific operational needs. -The tenant is responsible for electricity/gas. Water is included in CAM.

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ADDITIONAL PHOTOS

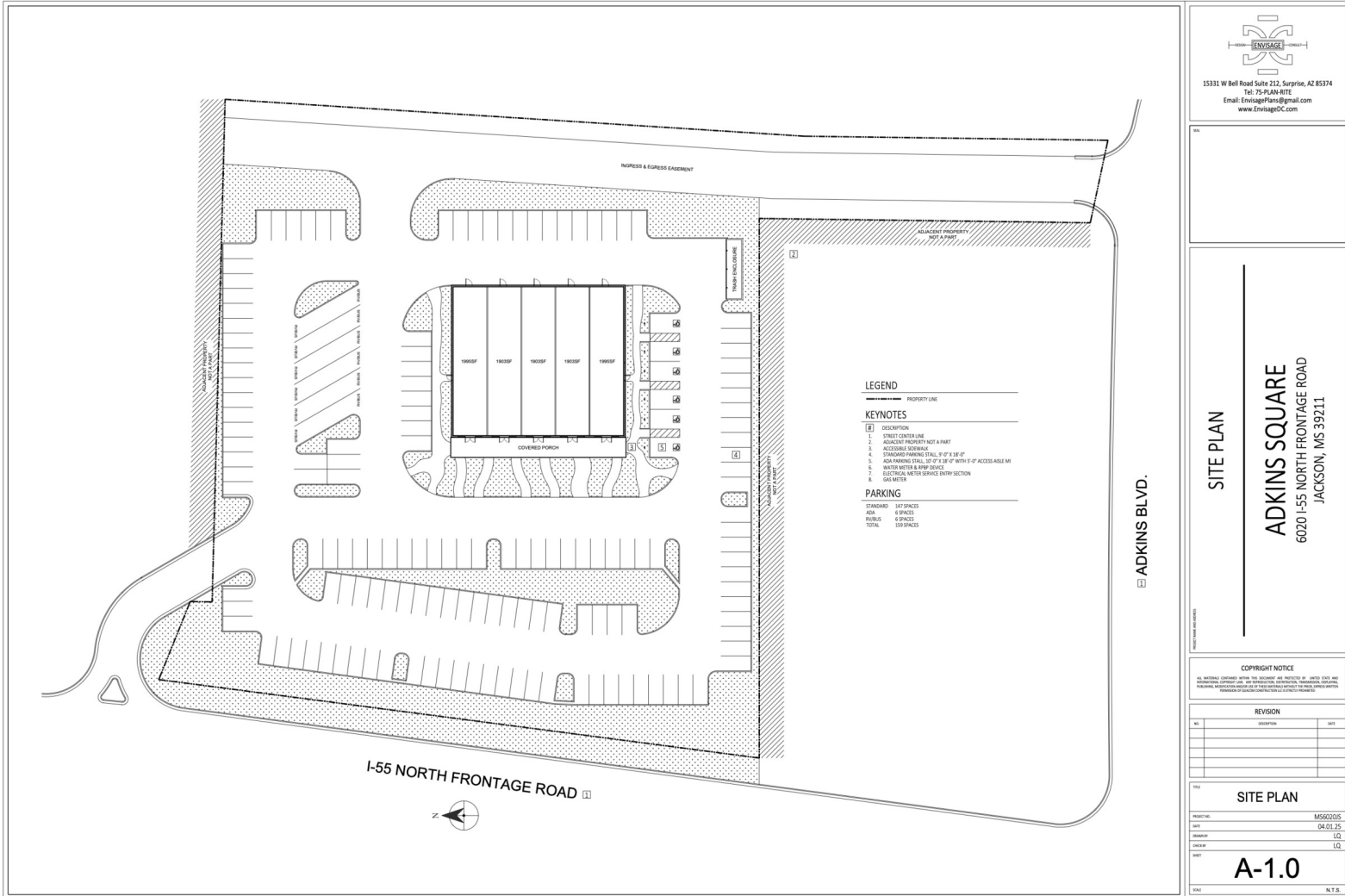


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SITE PLAN
ADKINS SQUARE
 6020 I-55 NORTH FRONTAGE ROAD
 JACKSON, MS 39211

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REVISION		
NO.	DESCRIPTION	DATE

SITE PLAN	
PROJECT NO.	MS602005
DATE	04.01.25
DESIGNER	LQ
CHECKER	LQ
SHEET	A-1.0
DATE	N.T.S.

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LOCATION MAP



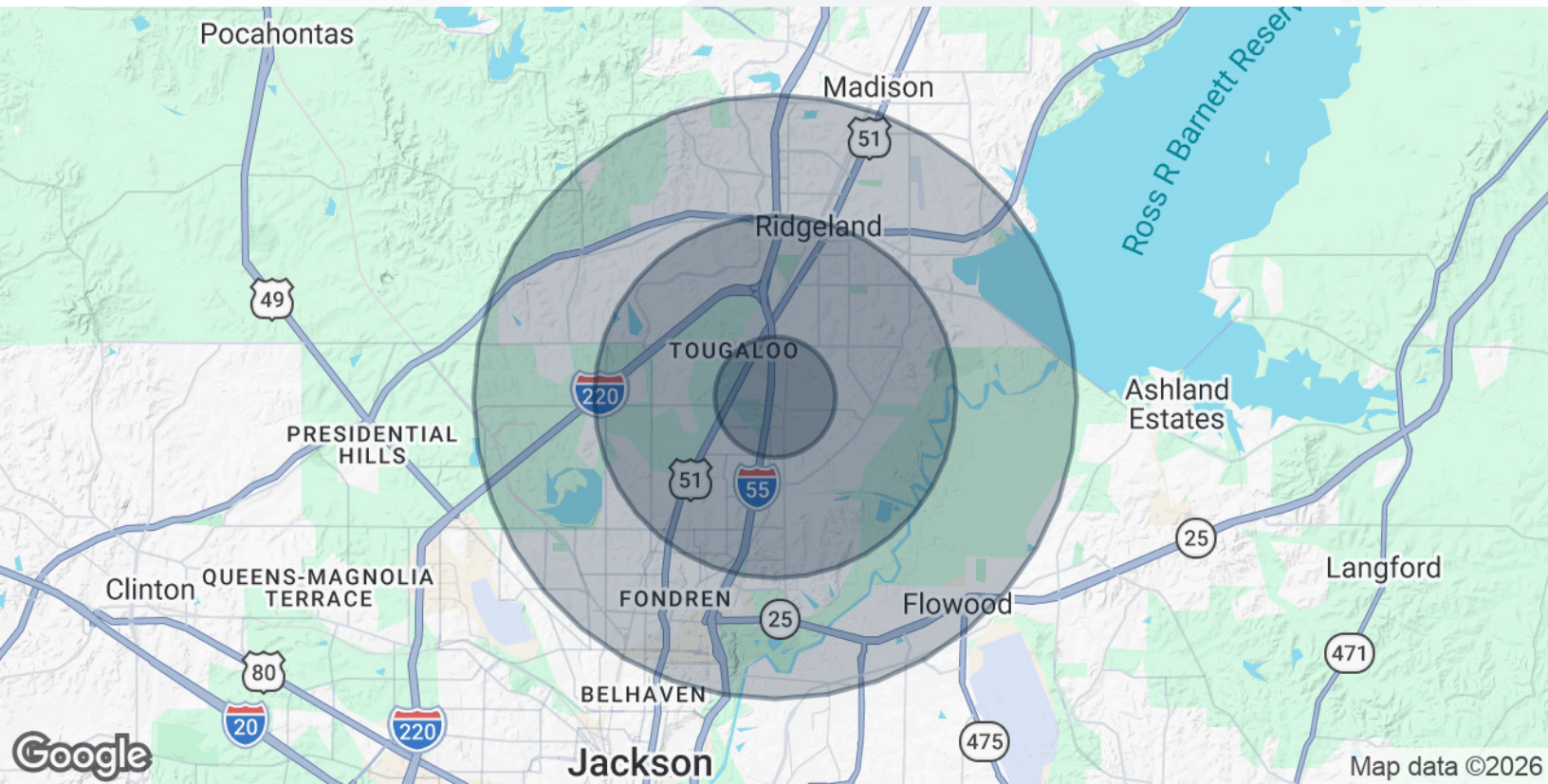
Map data ©2026 Google

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,789	54,222	95,102
Average Age	36.5	36.5	38.1
Average Age (Male)	33.0	33.9	36.3
Average Age (Female)	40.3	38.7	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,909	23,495	40,994
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$67,545	\$75,938	\$86,843
Average House Value	\$149,485	\$210,527	\$256,389

2023 American Community Survey (ACS)

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