

FOR SALE

SOUTHAVEN RETAIL PORTFOLIO : LAKEVIEW COMMONS

8946 Airways Boulevard,
Southaven, MS 38671

8936 Airways Boulevard,
Southaven, MS 38671



- Cap Rate at 8.03%
- Value add opportunity
- Projected Pro Forma NOI: \$180,720

ASKING \$2,250,000

Melanie Myers Bland, Principal Broker

Phone: 901-351-7795

Email: melanie@myerscre.com

License TN:#288335 MS: #22327

RL Morgan, CCIM Affiliate Broker

Phone: 901-387-8986

Email: RL@myerscre.com

License: TN:#366850 MS:#58299



PROPERTY INFORMATION: Lakeview Commons

Package Purchase Price

\$2,250,000

Submarket

Southaven-Hornlake

Total Acreage

2.27 acres

Buildings

Two



Address	8936 Airways Blvd., Southaven, MS 38671
Parcel ID	1074192400000200
Property Type	Storefront Retail
Size (SF)	5,465 SF
# of Tenants	3
Year built	2008
Site acreage	1.01 acres
Parking	20 parking spots
Zoning	C1

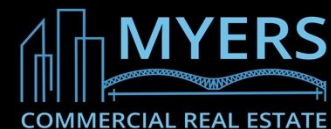


Address	8946 Airways Blvd., Southaven, MS 38671
Parcel ID (s)	1074192400000100
Property Type	Storefront Retail
Size (SF)	5,465 SF
# of Tenants	3
Year built	2007
Site acreage	1.26 acres
Parking	20 parking spots
Zoning	SPLIT C-1/PO

Company Disclaimer

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773 East Brookhaven Circle
 Memphis, TN 38117
 Phone: 901-761-5595
www.myerscre.com



PROPERTY OVERVIEW

Lakeview Commons represents a rare, cash-flowing retail investment opportunity in ZIP code 38671 — a fast-growing Southaven submarket. The center's 10,800 SF of retail space sits at the high-traffic corner of Airways Boulevard and Stateline Road, an intersection that provides ideal visibility and access for both residents and commuters. Strategically positioned within two miles of Baptist DeSoto Hospital and surrounded by more than 5 million square feet (SF) of industrial space, the property benefits from a robust daytime population of 21,900 employees and over 2,000 nearby businesses. Given tight supply of well-positioned, stabilized retail centers in Desoto County, the recent vacancy at Lakeview Commons presents a unique value-add opportunity for investors to unlock additional upside. With strong demand along the Airways corridor and continued economic growth in the Southaven submarket—further bolstered by major investments such as xAI's expansion into the area—a new owner is well-positioned to lease the available space at competitive market rates. This lease-up potential, combined with the property's existing cash flow, offers a clear path to increasing NOI and long-term asset appreciation.



FINANCIAL ANALYSIS & RENT ROLL

SUMMARY

Year Built:	2008	Total SQFT:	10,930	No. of Tenants:	5	Occupancy:	78%
# of Buildings:	2	Acres:	2.27	Sales Price:	\$2,250,000	Price PSF:	\$208

RENT ROLL

Address	Tenant	SQFT	Rent including NNN/Month	Rent including NNN/Yr	Total. Leasing Price PSF/YR	Lease Start & Expiration	Notes
8936 Airways Blvd. – Suite 1	Vape Cloud	1,265	\$2,044	\$24,528	\$19.39	12/1/22 – 11/30/27	Options must be agreed by both
8936 Airways Blvd. – Suite 2	VACANT	2,400	\$4,788	\$57,456	\$23.94*	---	*Proforma based on recent renewal
8936 Airways Blvd. – Suite 3	Supreme Hot Wings	1,800	\$3,591	\$43,092	\$23.94	4/1/26 – 3/31/29	Tenant since 2010
8946 Airways Blvd. – Suite 1	Republic Finance	1,920	\$2,675	\$32,100	\$16.72	9/1/24-08/30/29	Tenant since 2008
8946 Airways Blvd. – Suite 2	Liquor Store	2,280	\$3,358	\$40,296	\$17.67	1/1/24 – 12/31/28	Tenant since 2015
8946 Airways Blvd. – Suite 3	Skin by Donna	1,265	\$2,440	\$29,280	\$23.15	7/1/21 – 9/30/26	
\$226,752							Recent parking lot repaving & LED lighting

2025 EXPENSES

Taxes	\$22,546
Insurance	\$6,550
Maintenance	\$10,230
Utilities	\$6,706
Gross Expenses	\$46,032

PROFORMA NET OPERATING INCOME(NOI) ANALYSIS

CAP RATE	8.03%
Gross Income	\$226,752
Total Expenses	\$46,032
Proforma NOI	\$180,720

SOUTHAVEN RETAIL PORTFOLIO LAKEVIEW COMMONS

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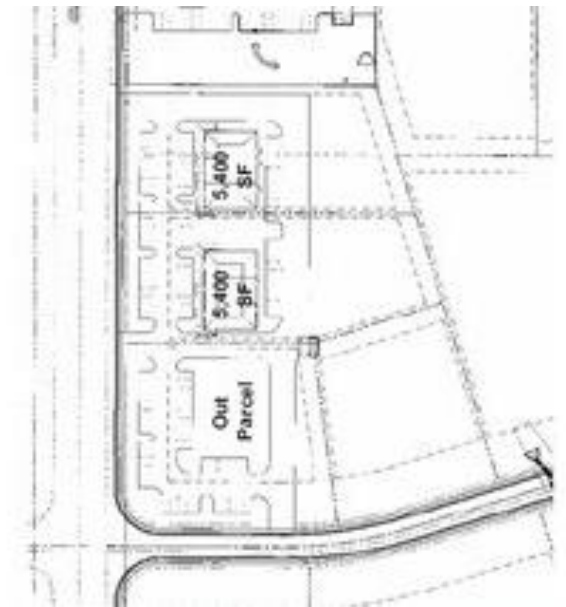
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PROPERTY PHOTOS



AERIAL VIEW



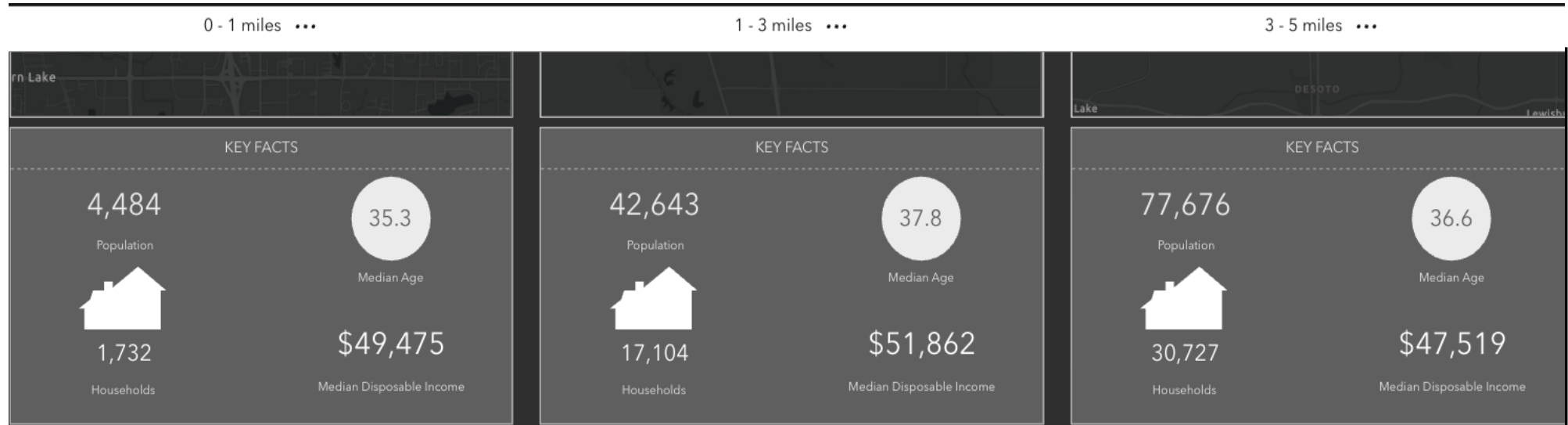
SITE PLAN



SIDE/EXTERIOR VIEW

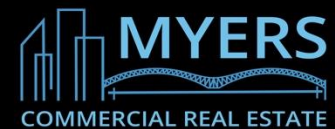
DEMOGRAPHIC & INCOME (1/3/5 MILE RADIUS)

With a younger-skewing population, solid educational attainment, and household incomes that support neighborhood-level retail, the surrounding community demonstrates healthy consumer fundamentals.



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CONTACT US

SOUTHAVEN RETAIL PORTFOLIO: LAKEVIEW COMMONS



Melanie Bland, Principal Broker

License: TN #288335 MS:#22327



901-761-5595



melanie@myerscre.com



773 East Brookhaven Circle
Memphis, TN 38117 United States

RL Morgan, CCIM Affiliate Broker

License: TN #366850 MS: #58299



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