

RETAIL PROPERTY AVAILABLE



MCLAURIN MART

3141 US 80 East, Pearl, MS 39208

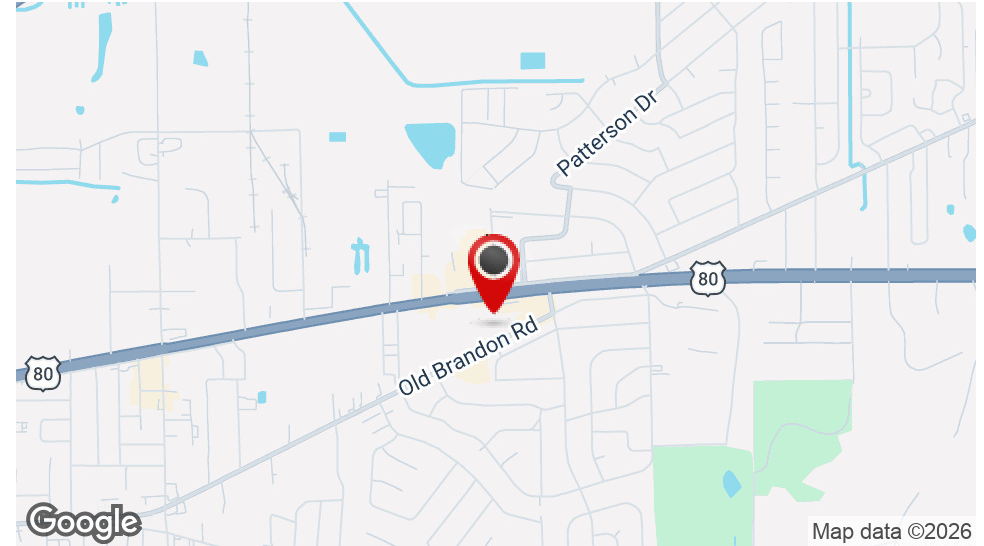
JOHN MICHAEL HOLTMAN

Principal
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CONCORD
COMPANIES

MCLAURIN MART

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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	87,578 SF
Available SF:	2,485 - 7,085 SF
Max Contiguous:	7,085 SF
Number of Units:	14
Price / SF:	\$0.00

PROPERTY OVERVIEW

McLaurin Mart has served the Pearl area as a destination shopping center for over 60 years. It is positioned just off the intersection of Highway 80 and Old Brandon Road. With traffic counts in excess of 20,000 vehicles daily the site offers both great visibility and accessibility. The Center is located between two grocers, Kroger is directly across US-80, while Save-A-Lot is next door to the Subject Property. Two signalized intersections sit in front of the property on highway 80, the center can also be accessed through the rear on Old Brandon Rd.

PROPERTY HIGHLIGHTS

- PYLON SIGNAGE
- EXCELLENT VISIBILITY
- GREAT ACCESS
- HIGH TRAFFIC COUNTS

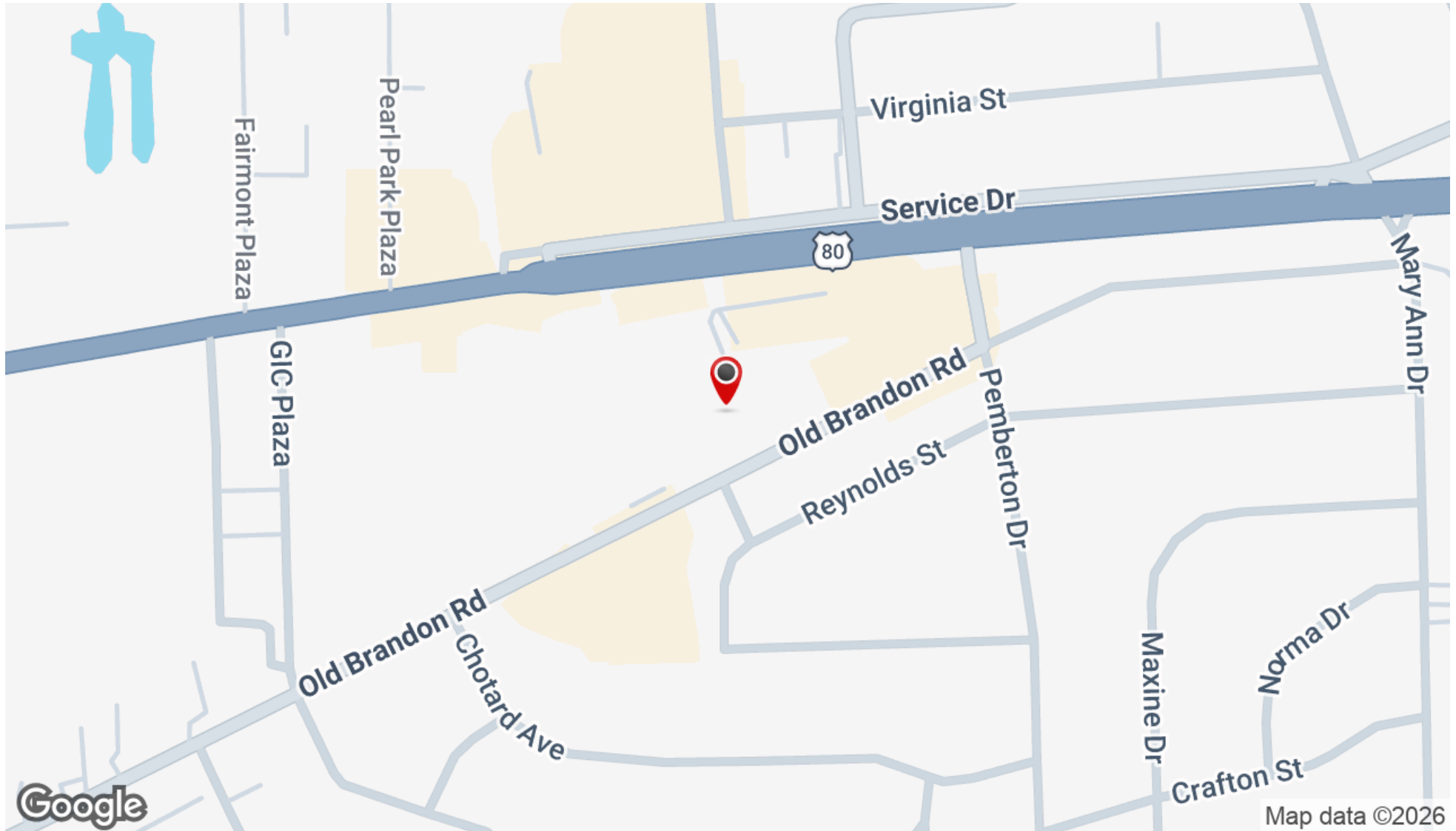
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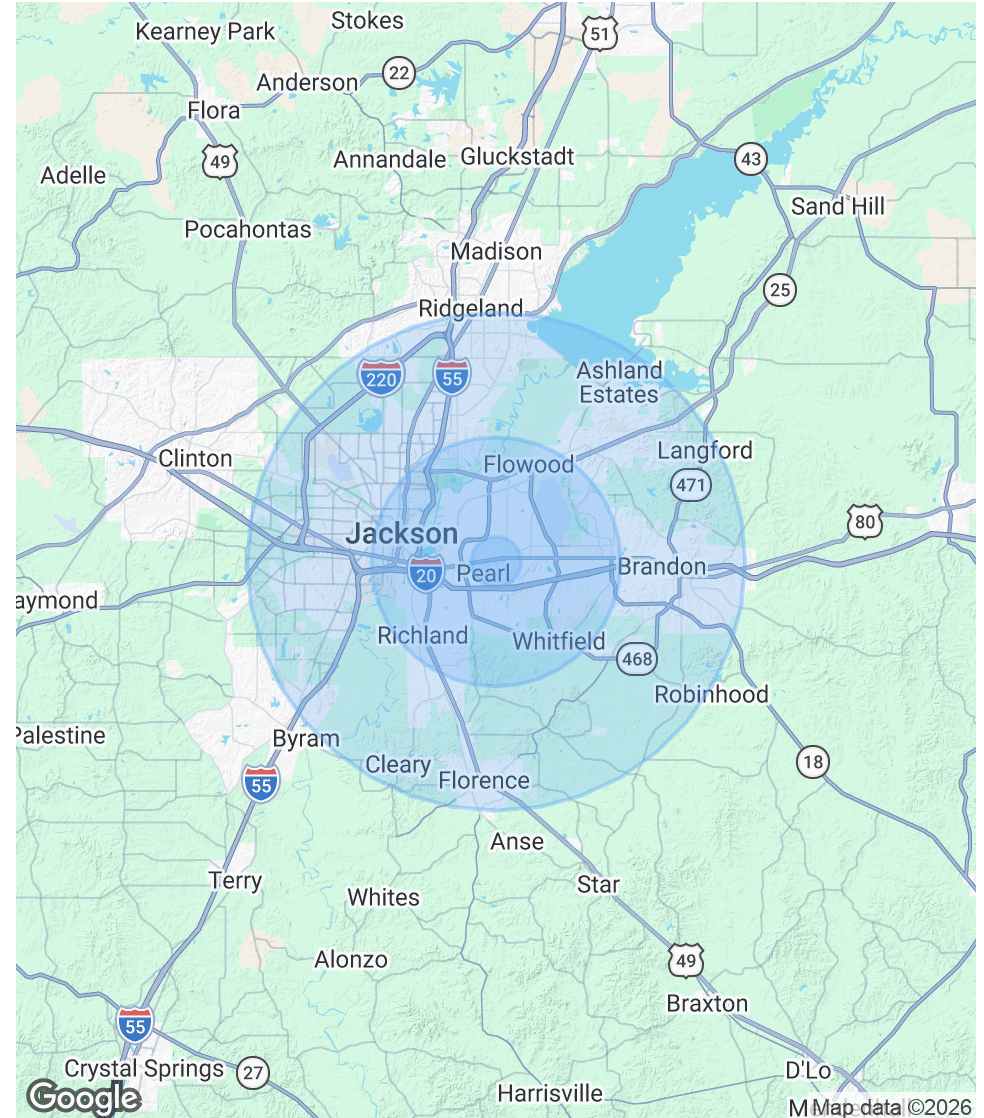
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,263	51,797	297,246
Average Age	34.6	34.6	33.4
Average Age (Male)	34.3	34.0	32.2
Average Age (Female)	35.4	35.3	34.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,333	20,036	112,153
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$49,807	\$66,845	\$58,623
Average House Value	\$97,072	\$172,214	\$167,302

* Demographic data derived from 2020 ACS - US Census



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