



Madison, Mississippi- Market Analysis

Thur. January 9, 2025

	Property Address	Property	GLA	Major Tenants	Shop Tenants	Quoted Shop Rent	CTI Fees	Occupancy	Available SF	Leasing Contact	Notes
1	Subject Property 175 Grandview Boulevard Madison, MS 39110	Forum at Grandview	216,144	Dick's Sporting Goods, Home Goods, Best Buy, Michaels, Petco, ULTA	Nothing Bundt Cakes, GNC, Mystic Nail Spa, Bath & Body Works, Dickey's BBQ Pit, Angelica's Tutoring, Menchie's, Firehouse Subs, Forum Nutrition, David's Bridal, Kirkland's, Organic Nail & Lash, Baskin Robbins, Moe's Southwest Grill	\$ 30.00	\$ 5.11	100%	-	Evan Staley Hendon Properties estaley@hendonproperties.com	Outparcels available- 6 Total Acres Asking: \$1 million/acre
2	1014 Highway 51 Madison, MS 39110	Madison Station	43,227	CLUB4 Fitness	Madison Cellars, Fusion Cuisine, Hong Kong Buffet, Elite Physical Therapy, Smoothie King, Image Gallery			91%	3,994	Adam Savage Trihelm Properties 601.953.8271 adam@trihelm.com	1,750 sf- \$20 sf/year 2,244 sf- \$20 sf/year
3	6351 Interstate 55 Noth Frontage Rd Jackson, MS 39213	The Junction	107,489	Joann, Petsmart	Rouge Ink, Vick's Wine and Spirits, The Suit Store, Eyemart Express, Hemp World, Armstrong-King Chiropractic, Beautiful Arch, Wing Guys, Profane Studio, Crystal Nails	\$21-23	\$+4.00	61%	41,866	Justin Eller Sandor 480.385.1304 jeller@sandordev.com	Target & Home Depot anchored (NAP) Shops quoted in the \$20/sf range NNN running +\$4/sf in 2024 Numbers guesstimated
4	111 Colony Crossing Madison, MS 39110	Colony Crossing at Madison	77,950	Kroger, Home Depot (Both NAP)	The Cleaners, Waxing the City, Crumbl Cookies, Sal & Mookies NY Pizza, Tamper Specialty Coffee, Next Level Learning, Eye Works, Ovation Wellness, Massage Envy, Palm Beach Tan, Best Nails, Merle Norman, Nagoya Japanese Sushi Bar Hibachi, Papiitos Mexican Restaurant, Hollywood Feed, Sta-Home Health, Orange Theory, The Joint, Salad Station, Wee the People, Madison Chiropractic & Wellness, Madison Dental Studio, Madison Barber & Style, Performance Therapy, Tay's BBQ, Donut Palace	\$ 26.00	\$ 7.35	95%	4,273	Guy Parker CBRE 601.624.5590 guy.parker@cbre.com	Kroger & Home Depot anchored (NAP) 865, 1,287, 2,121 sf suites vacant Listed numbers; as-is deals Will do TI based on deal
5	6388 Ridgewood Court Jackson, MS	Ridgewood Court	190,559	Roses, Urban Air Adventure Park, Ross, TJ Maxx, Marshalls	Peach Cobbler Café, Smoothie King, Nail Magic, Fedex Kinkos Office and Print, PopShelf, The Mighty Crab, Rainbow Apparel of America, Dollar Tree			92%	15,552	Mark Ungar Schottenstein Property Group 614.449.4414 mark.ungar@spgroup.com	
6	1053 East County Line Road Jackson, MS 39211	County Line Plaza	221,127	Burlington, Conn's Appliance, K&G Fashion Superstore, Shoe Station	Casual Male XL, Cloudy Vape, Men's Wearhouse, Leslie's Pool Supplies, Happy Land, Furniture World, Five Below, Origin Bank, Yaki Bowls, Cricket Wireless, Storage			88%	27,215	Jackie Hollingsworth Crawford Square 251.751.5547 jackie@crawfordsq.com	O'Reillys & Chick-fil-A NAP
7	127 Grandview Blvd Madison, MS	The Boulevard Shops	266,557	Walmart (NAP), Dollar Tree, CATO	Gamestop, Sally Beauty, The Shoe Dept, Drunken Chicken, Karibe Mexican Grill, Euro Nails, Zara, GearinUpFitness, Wireless Wizard, Traditions Wine & Spirits, OEC Chinese Restaurant	\$ 18.00	\$ 5.65	100%	-	Philip Holman Mattiace 601.291.2291	Walmart shadowed (NAP)
8	900 E County Line Road Ridgeland, MS 39157	North Regency Square	63,316	Party City, Room by Room Furniture	Denny's, Illusion Optical, Gumbo Girl, AAA, Vintage Barbie, Staffmark, Stylez Depot, Ufancii, Bodied by Bnicle, 2 Groovy, MS Expungement	\$ 12.00	\$ 4.00	56%	28,115	Scott Overby Overby Commercial 601.624.8511 scott@overby.net	Lowe's-shadowed (NAP)
Totals			148,296			\$ 21.50	\$ 5.53	85%	20,169		