



REAL ESTATE

For Lease – Up to 52,272 sf

Greenville South

1746 MS-1, Greenville, MS 38701

JOE ANTHONY, ESQ.

Co-Founder & CEO

C: 814-242-7969

STEVE ZAMIAS JR.

Co-Founder & CFO

C: 814-525-2057



A2Z REAL ESTATE

GREENVILLE SOUTH

ADDRESS:

1746 MS-1, Greenville,
MS 38701

SPACE AVAILABLE:

Up to 52,272 sf

MAJOR TENANTS:

Greenville South is a 125,211 sf shopping center located in Greenville, Mississippi. Anchored by Kroger, other tenants include Kroger Fuel, Shoe Show, PetSense.

The center is situated on the main retail corridor with Walmart, Lowe's, Burkes, JCPenney, McDonald's, Sears, and TJMaxx. Average roadway traffic is 18,000 CPD, and the average household income within 1 mile is \$64,037.



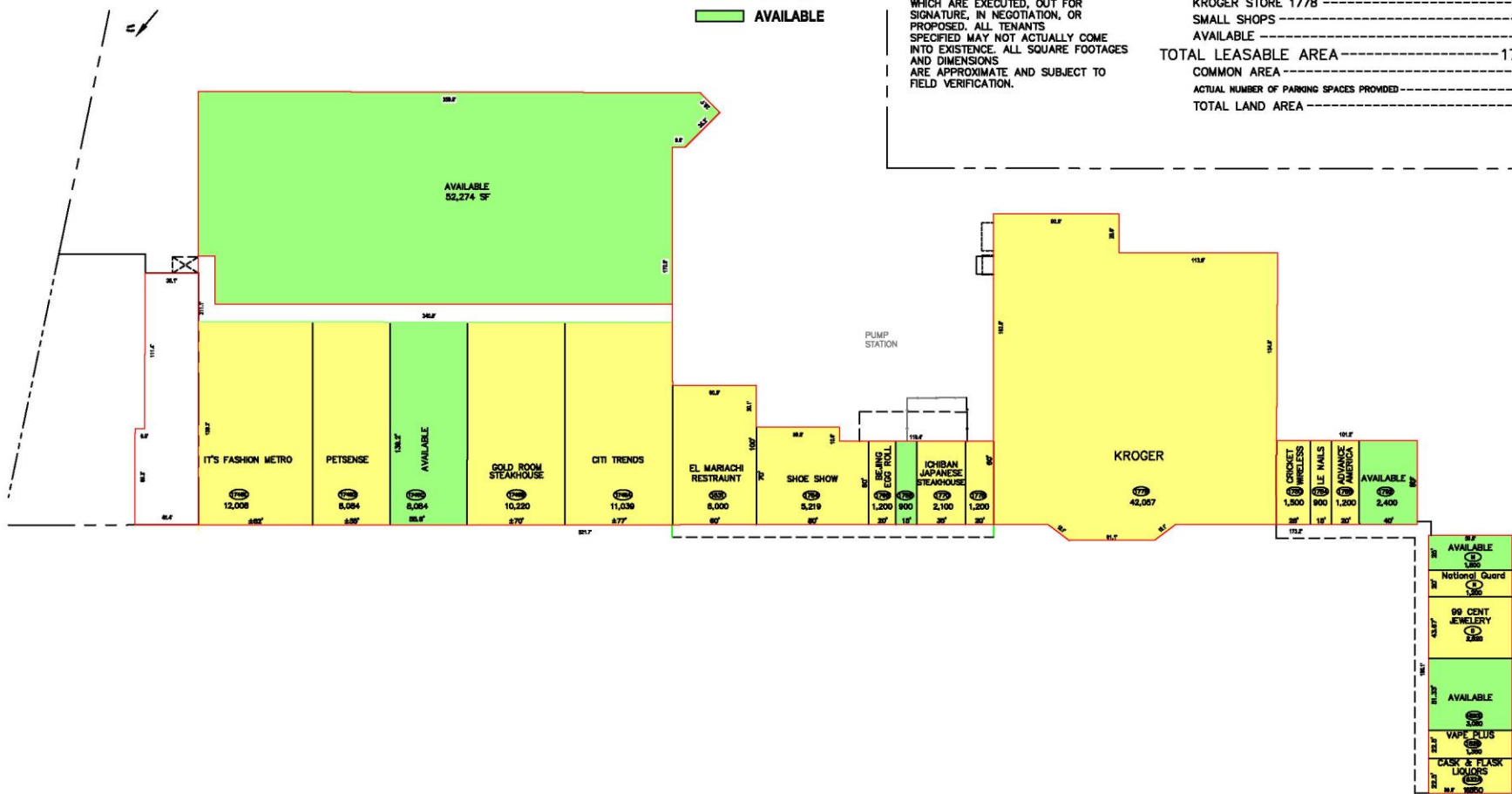
COLOR KEY

- OCCUPIED
- AVAILABLE

NOTE: ALL OF THE TENANT NAMES WHICH ARE INDICATED ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, IN NEGOTIATION, OR PROPOSED. ALL TENANTS SPECIFIED MAY NOT ACTUALLY COME INTO EXISTENCE. ALL SQUARE FOOTAGES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.

DEVELOPMENT DATA

KROGER STORE 1778 -----	42,057 S.F.
SMALL SHOPS -----	83,154 S.F.
AVAILABLE -----	52,274 S.F.
TOTAL LEASABLE AREA -----	177,485 S.F.
COMMON AREA -----	4,880 S.F.
ACTUAL NUMBER OF PARKING SPACES PROVIDED -----	744 CARS
TOTAL LAND AREA -----	±18.83 AC.



LEASE PLAN

GREENVILLE SOUTH SHOPPING CENTER

1746 Mississippi Highway State One
Greenville MS 38701

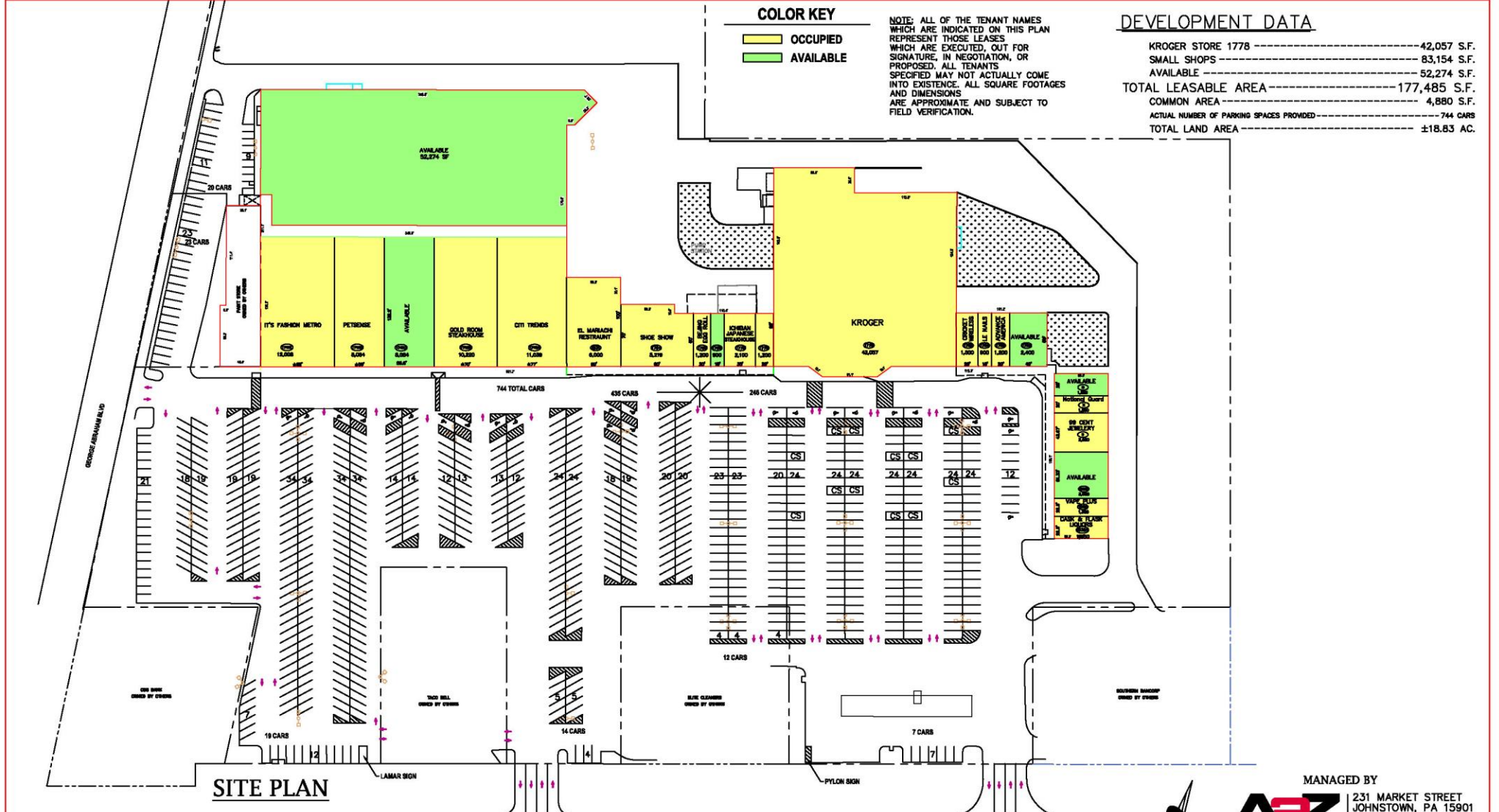
BON PROPERTIES



MANAGED BY
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REAL ESTATE
231 MARKET STREET
JOHNSTOWN, PA 15901
(814) 254-4004
a2zreinc.com
info@a2zreinc.com

SCALE: 1:80
DATE: 02/03/23

LP-1



COLOR KEY

- OCCUPIED
- AVAILABLE

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SITE PLAN

GREENVILLE SOUTH SHOPPING CENTER

1746 Mississippi Highway State One
Greenville MS 38701
BON PROPERTIES

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SCALE: VARIES
DATE: 02/03/2023

1746 MS-1

Greenville, MS 38701

December 2021



SHOE DEPT. ENCORE | Rainbow | Exxon | HIBBETT SPORTS

GNC LIVE WELL | Bath&BodyWorks | TJ-maxx | belk

SUBWAY | McDonald's | BURGER KING | Hardee's

Trustmark

HARBOR FREIGHT TOOLS | MURPHY USA | SALLY BEAUTY | Walmart

HIBBETT SPORTS | CAFO | AT&T

WOODFOREST NATIONAL BANK | DOLLAR TREE

metro by T-Mobile | cricket | SHOE SHOW | TACO BELL

Kroger | CITITRENDS | O'Reilly AUTO PARTS | LOWE'S

9.1K

16.7K



Elwyn Ward Recreation Center

Office DEPOT OfficeMax

SHERWIN-WILLIAMS

DEMOGRAPHICS

1746 MS-1 Greenville, MS 38701	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2021 Estimated Population	3,036	23,253	30,874	39,438
2026 Projected Population	2,533	19,884	26,868	34,770
2020 Census Population	3,117	23,853	31,820	40,382
2010 Census Population	3,395	27,328	36,292	45,692
Projected Annual Growth 2021 to 2026	-3.3%	-2.9%	-2.6%	-2.4%
Historical Annual Growth 2010 to 2021	-1.0%	-1.4%	-1.4%	-1.2%
2021 Median Age	38.5	38.3	37.9	37.9
Households				
2021 Estimated Households	1,295	9,366	12,292	15,741
2026 Projected Households	1,260	9,338	12,474	16,199
2020 Census Households	1,329	9,626	12,650	16,123
2010 Census Households	1,357	10,246	13,401	16,910
Projected Annual Growth 2021 to 2026	-0.5%	-	0.3%	0.6%
Historical Annual Growth 2010 to 2021	-0.4%	-0.8%	-0.8%	-0.6%
Race and Ethnicity				
2021 Estimated White	40.3%	22.9%	22.1%	24.8%
2021 Estimated Black or African American	56.0%	73.4%	74.3%	71.5%
2021 Estimated Asian or Pacific Islander	1.6%	1.1%	0.8%	0.7%
2021 Estimated American Indian or Native Alaskan	-	0.2%	0.2%	0.2%
2021 Estimated Other Races	2.0%	2.4%	2.6%	2.8%
2021 Estimated Hispanic	1.0%	1.2%	1.2%	1.4%
Income				
2021 Estimated Average Household Income	\$67,062	\$58,642	\$55,244	\$56,855
2021 Estimated Median Household Income	\$53,393	\$37,658	\$35,496	\$36,413
2021 Estimated Per Capita Income	\$28,702	\$23,849	\$22,242	\$22,926
Education (Age 25+)				
2021 Estimated Elementary (Grade Level 0 to 8)	2.5%	6.5%	7.0%	7.3%
2021 Estimated Some High School (Grade Level 9 to 11)	9.5%	11.3%	12.3%	12.4%
2021 Estimated High School Graduate	29.3%	31.0%	32.1%	32.3%
2021 Estimated Some College	19.8%	21.9%	21.2%	21.0%
2021 Estimated Associates Degree Only	11.3%	9.3%	8.9%	8.7%
2021 Estimated Bachelors Degree Only	17.4%	11.6%	11.0%	11.0%
2021 Estimated Graduate Degree	10.2%	8.4%	7.6%	7.4%
Business				
2021 Estimated Total Businesses	191	1,024	1,350	1,614
2021 Estimated Total Employees	2,407	10,056	14,846	17,184
2021 Estimated Employee Population per Business	12.6	9.8	11.0	10.6
2021 Estimated Residential Population per Business	15.9	22.7	22.9	24.4





A2Z

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