

+/- 2,800-7,500 SF AVAILABLE

# FREESTANDING FLOWOOD RETAIL / RESTAURANT (NEW CONSTRUCTION)

210 PROMENADE BLVD., FLOWOOD, MS 39232

FOR SALE OR LEASE / BTS



The  
**Retail  
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205.823.3030

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## SUBJECT PROPERTY



## QUICK FACTS

- Outparcel to Target and Ashley Furniture
- Located in the affluent, growing suburb of Flowood, MS
- Anchored by a strong national tenant mix including Belk, TJ Maxx, HomeGoods, and Old Navy
- Positioned at the corner of Lakeland Drive and East Metro Parkway
- Adjacent to Waterpointe (500 new residences currently under construction)
- Close proximity to the Jackson International Airport, two hospitals, and Jackson Preparatory High School

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**CALL FOR PRICING**

**Bill Clements, CCIM**

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## MARKET AERIAL

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## MULTIPLE LAYOUTS AVAILABLE

**Layout #1:**  
Single-Tenant  
(approx 7,000 SF)



**Layout #2:**  
2, Single-Tenant Drive Thru



**Layout #3:**  
Single Tenant & Multi-Tenant



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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	2,315	18,908	65,326
2020 Population	3,258	22,926	71,993
2023 Population	3,281	23,415	73,589
2028 Population	3,303	23,801	74,252
2010-2020 Annual Rate	3.48%	1.95%	0.98%
2020-2023 Annual Rate	0.22%	0.65%	0.68%
2023-2028 Annual Rate	0.13%	0.33%	0.18%
2020 Male Population	46.2%	46.7%	46.6%
2020 Female Population	53.8%	53.3%	53.4%
2020 Median Age	38.2	37.7	38.6
2023 Male Population	47.9%	48.1%	47.7%
2023 Female Population	52.1%	51.9%	52.3%
2023 Median Age	36.7	37.1	39.0

In the identified area, the current year population is 73,589. In 2020, the Census count in the area was 71,993. The rate of change since 2020 was 0.68% annually. The five-year projection for the population in the area is 74,252 representing a change of 0.18% annually from 2023 to 2028. Currently, the population is 47.7% male and 52.3% female.

### Median Age

The median age in this area is 39.0, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	68.0%	70.9%	65.8%
2023 Black Alone	18.7%	18.0%	25.3%
2023 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2023 Asian Alone	7.0%	4.4%	2.5%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	1.9%	2.1%	1.9%
2023 Two or More Races	4.1%	4.3%	4.2%
2023 Hispanic Origin (Any Race)	3.6%	4.0%	3.6%

Persons of Hispanic origin represent 3.6% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 53.5 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	97	101	96
2010 Households	1,072	7,947	27,459
2020 Households	1,465	9,480	30,349
2023 Households	1,495	9,711	31,130
2028 Households	1,518	9,939	31,723
2010-2020 Annual Rate	3.17%	1.78%	1.01%
2020-2023 Annual Rate	0.63%	0.74%	0.78%
2023-2028 Annual Rate	0.31%	0.47%	0.38%
2023 Average Household Size	2.15	2.37	2.34

The household count in this area has changed from 30,349 in 2020 to 31,130 in the current year, a change of 0.78% annually. The five-year projection of households is 31,723, a change of 0.38% annually from the current year total. Average household size is currently 2.34, compared to 2.35 in the year 2020. The number of families in the current year is 19,257 in the specified area.

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<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	18.3%	15.8%	18.5%
<b>Median Household Income</b>			
2023 Median Household Income	\$92,055	\$89,998	\$76,889
2028 Median Household Income	\$104,117	\$101,789	\$84,618
2023-2028 Annual Rate	2.49%	2.49%	1.93%
<b>Average Household Income</b>			
2023 Average Household Income	\$117,322	\$113,013	\$103,101
2028 Average Household Income	\$130,599	\$125,605	\$113,986
2023-2028 Annual Rate	2.17%	2.14%	2.03%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$49,633	\$46,651	\$43,653
2028 Per Capita Income	\$55,713	\$52,191	\$48,736
2023-2028 Annual Rate	2.34%	2.27%	2.23%
<b>GINI Index</b>			
2023 Gini Index	38.3	35.6	37.3

### Households by Income

Current median household income is \$76,889 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$84,618 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$103,101 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$113,986 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$43,653 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$48,736 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	136	158	133
2010 Total Housing Units	1,132	8,386	29,419
2010 Owner Occupied Housing Units	806	6,083	19,175
2010 Renter Occupied Housing Units	265	1,864	8,285
2010 Vacant Housing Units	60	439	1,960
2020 Total Housing Units	1,521	9,917	32,615
2020 Owner Occupied Housing Units	966	6,902	20,554
2020 Renter Occupied Housing Units	499	2,578	9,795
2020 Vacant Housing Units	64	433	2,261
2023 Total Housing Units	1,551	10,185	33,611
2023 Owner Occupied Housing Units	1,153	7,855	21,837
2023 Renter Occupied Housing Units	342	1,856	9,293
2023 Vacant Housing Units	56	474	2,481
2028 Total Housing Units	1,571	10,402	34,128
2028 Owner Occupied Housing Units	1,170	8,064	22,334
2028 Renter Occupied Housing Units	348	1,875	9,389
2028 Vacant Housing Units	53	463	2,405
<b>Socioeconomic Status Index</b>			
2023 Socioeconomic Status Index	59.2	56.3	56.4

Currently, 65.0% of the 33,611 housing units in the area are owner occupied; 27.6%, renter occupied; and 7.4% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 32,615 housing units in the area and 6.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.93%. Median home value in the area is \$236,572, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.67% annually to \$256,948.

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