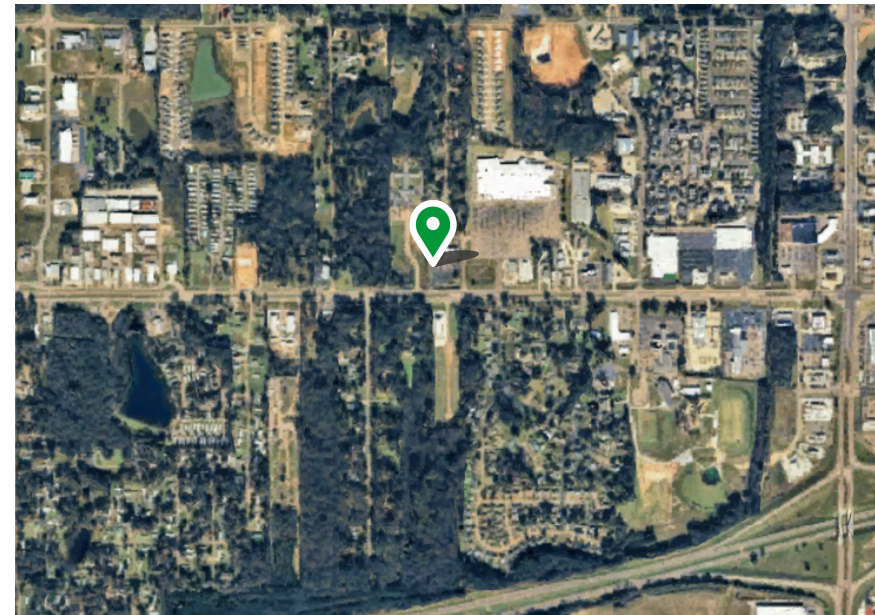




WALMART SHADOW CENTER | PEARL MS

5464 US-80 | Pearl, MS 39208





AVAILABILITY

SMALL SHOPS:
2,500 SF

PROPERTY OVERVIEW

- Shadow-anchored by Walmart Supercenter
- Anchored by Office Depot
- Located in Pearl's main retail corridor
- Proximity to Jackson-Evers International Airport
- Pylon signage available

SURROUNDING TENANTS



CONTACT

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TRAFFIC COUNTS

HWY-80 22,000 VPD



JAN JACKSON-MEDGAR WILEY EVERS INTERNATIONAL AIRPORT

BIG LOTS! **DOLLAR TREE** **TSC** **TRACTOR SUPPLY CO**
goodwill **El Sombrero MEXICAN GRILL** **CHIPOTE MEXICAN GRILL** **Kroger**
Little Caesars **SEVEN BROS** **Exxon** **GNC**
Firestone **COMPLETE AUTO CARE** **CHASE**

OLLIE'S **O.E.C.** **DOLLAR TREE** **Japanese Express**
planet fitness **BURGER KING** **Seafood Grille** **Crossgates NUTRITION**
Detroit RESTAURANT **Abner's** **PAPA JOHN'S** **LOUISIANA KITCHEN**
PriorityOne **Origin Bank** **REGIONS**

SUBJECT PROPERTY

Walmart **Merit Health**

U-HAUL

Members Exchange CREDIT UNION

Trustmark

Miskelly

Fernando's

RAMADA BY WYNDHAM **Super 8**
Waffle House **K**
Subway

TEXACO

Starbucks **Pizza Hut** **McDonald's**
Chick-fil-A **Applebee's**
MOE's **Newk's** **WHATABURGER**

THE HOME DEPOT

Ford **TOYOTA**
KIA **NISSAN**
TESLA **VOLVO**

DICKEY'S BARBECUE PIT **Planet Doughnut**
JOS DINER **BR** **Shell**
Trustmark

Quality INN & SUITES

K **Wendy's**

FRESH MARKET CAFE

Shell

DOLLAR GENERAL

Executive Summary

5464 US-80 W, Pearl, Mississippi, 39208

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	2,816	22,040	58,126
2020 Population	3,488	23,218	65,656
2025 Population	3,401	22,885	65,846
2030 Population	3,491	23,710	68,600
2010-2020 Annual Rate	2.16%	0.52%	1.23%
2020-2025 Annual Rate	-0.48%	-0.27%	0.06%
2025-2030 Annual Rate	0.52%	0.71%	0.82%

Age	1 mile	3 miles	5 miles
2025 Median Age	40.8	41.6	38.8
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	65.4%	65.9%	64.1%
Black Alone	26.0%	26.6%	27.9%
American Indian Alone	0.0%	0.2%	0.2%
Asian Alone	2.4%	1.2%	1.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.3%	1.9%	2.0%
Two or More Races	3.9%	4.1%	4.0%
Hispanic Origin	3.2%	3.5%	3.5%
Diversity Index	53.3	52.7	54.3

Households	1 mile	3 miles	5 miles
2010 Total Households	1,211	8,568	21,115
2020 Total Households	1,648	9,512	24,589
2025 Total Households	1,691	9,899	25,928
2030 Total Households	1,784	10,502	27,663
2010-2020 Annual Rate	3.13%	1.05%	1.53%
2020-2025 Annual Rate	0.49%	0.76%	1.02%
2025-2030 Annual Rate	1.08%	1.19%	1.30%
2025 Average Household Size	1.86	2.24	2.34
Wealth Index	57	78	79

¹ Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Executive Summary | 5464 US-80 W, Pearl, Mississippi, 39208 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	33.8%	22.3%	21.4%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$50,636	\$67,342	\$70,526
2030 Median Household Income	\$58,573	\$73,988	\$78,505
2025-2030 Annual Rate	2.96%	1.90%	2.17%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$75,753	\$88,322	\$92,680
2030 Average Household Income	\$83,697	\$97,642	\$103,562

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$37,506	\$38,228	\$36,428
2030 Per Capita Income	\$42,566	\$43,260	\$41,675
2025-2030 Annual Rate	2.56%	2.50%	2.73%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	39.4	42.1	44.6

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	51.0	51.2	53.3

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	67	103	108
2010 Total Housing Units	1,292	8,985	22,440
2010 Owner Occupied Hus (%)	41.5%	68.0%	70.4%
2010 Renter Occupied Hus (%)	58.5%	32.0%	29.6%
2010 Vacant Housing Units (%)	6.3%	4.6%	5.9%
2020 Housing Units	1,790	10,058	26,072
2020 Owner Occupied HUs (%)	32.3%	64.1%	69.2%
2020 Renter Occupied HUs (%)	67.7%	35.9%	30.9%
Vacant Housing Units	7.5%	5.5%	5.7%
2025 Housing Units	1,832	10,417	27,396
Owner Occupied Housing Units	37.5%	68.8%	73.8%
Renter Occupied Housing Units	62.5%	31.2%	26.2%
Vacant Housing Units	7.7%	5.0%	5.4%
2030 Total Housing Units	1,920	10,983	29,045
2030 Owner Occupied Housing Units	704	7,392	20,825
2030 Renter Occupied Housing Units	1,079	3,110	6,838
2030 Vacant Housing Units	136	481	1,382

¹ Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.



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