

SOUTH PRENTISS SHOPPING CENTER

Prentiss, Mississippi | Retail Opportunity | ICSC 2026

NOW LEASING
4,400 SF | 8,800 SF



Piercon Floorplan — South Prentiss Shopping Center

ANCHOR CO-TENANCY

ACE Hardware

Anchor tenant — home improvement destination

Ware's Coffee Corner Drive-Thru

High-frequency anchor — daily traffic driver

Tower Loan

Financial services — consistent daily-needs customer

AVAILABLE SUITES

Suite A

8,800
SF

Former Bill's
Dollar Store -
Warehouse A —
large format
ready

Suite B

4,400
SF

Former Hudson's
Pharmacy —
move-in ready

TRADE AREA — 30-MINUTE DRIVE TIME (ESRI 2025)

33,325	14,089	\$45,501	\$142,876	\$38,575	43.2	47.5%
Population	Households	Median HHI	Net Worth	Disp. Income	Med. Age	White Collar

RETAIL OPPORTUNITY GAP - JEFF DAVIS COUNTY, MISSISSIPPI

Total unmet consumer demand exceeds \$295M. Top categories with no or undersupplied local retail:

Grocery Stores \$32.0M unmet demand	Full-Service Restaurants \$10.6M unmet demand
Limited-Service Eating Places \$8.6M unmet demand	Health & Personal Care \$12.7M unmet demand
Clothing & Accessories \$8.0M unmet demand	General Merchandise \$16.7M unmet demand
Building Material / ACE-adj. Demand \$17.9M unmet demand	Sporting Goods, Hobby & Music \$5.9M unmet demand

WHY SOUTH PRENTISS SHOPPING CENTER

Captive customer base. Three proven anchors create a multi-stop visit — your customer is already in the parking lot.

Significant leakage. Over \$295M in total unmet consumer demand leaves the trade area to competitors in surrounding markets.

Flexible GLA. 4,400 and 8,800 SF suites accommodate junior anchor and specialty formats — with covered sidewalk frontage.

Workforce demographics. 47.5% white collar, median age 43.2 — an established, spending-age consumer base with a \$142,876 median net worth.

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