

The Junction

6351 I-55 North Frontage Rd.
Jackson, MS 39213
Hinds County



key features

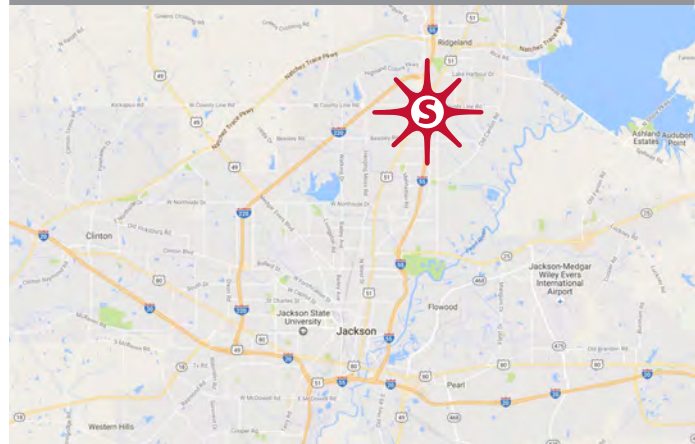
- regional power center well positioned in Jackson's primary retail trade area
- anchored by Target and The Home Depot
- junior anchor space available
- co-tenants include PetSmart and Eyemart Express
- daily traffic counts: 96,000 on I-55; 32,000 on County Line Road; and 19,000 on State Street/U.S. 51

demographics

	1 mile	3 miles	5 miles
population	4,959	53,386	90,668
households	2,001	23,393	39,465
avg. household income	\$59,748	\$90,714	\$103,377
daytime population	8,247	49,883	91,418

2024 estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography

retail space for lease 1,263 – 31,610 sf



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UNIT	TENANT	DIMS.	S.F.
6361	AVAILABLE	120 x 164 IRR	18,036
101	AVAILABLE	20 x 60	1,263
105	AVAILABLE	42 x 60 IRR	2,820
111	THE SUIT STORE	50 x 60	3,000
115-A	EYEMART EXPRESS	60 x 60 IRR	3,900
119	HEMP WORLD	21.5 x 60 IRR	1,280
121	ARMSTRONG-KING CHIROPRACTIC	28.7 x 60	1,700
131	AVAILABLE	77.8 x 60 IRR	3,886

UNIT	TENANT	DIMS.	S.F.
135	BEAUTIFUL ARCH	22 x 60	1,304
141	WING GUYS	30 x 80	2,372
145	AVAILABLE	38 x 80	3,010
147	PROFANE STUDIO	30 x 80	2,400
151	AVAILABLE	42 x 80	3,360
155	CRYSTAL NAILS	25.5 x 60	1,508
6333	PETSMART	156 x 160 IRR	26,040
6329	AVAILABLE	129 x 272 IRR	31,610



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