



DOGWOOD CROSSINGS | JACKSON (MSA), MISSISSIPPI

LOWE'S-ANCHORED SHADOWED CENTER | NNN

\$3,696,199 | 6.85% CAP Rate

sleep  number

AspenDental®

cricket<sup>SM</sup>  
wireless



**LONG-TERM CREDIT TENANTS | NNN** - Aspen Dental and Sleep Number occupy 87% of the center and both have ten-year NNN leases with rent escalations. The landlord is currently in final negotiations with Cricket Wireless for a five-year lease to fill the remaining 1,307 SF of space.

**SHADOW TO LOWE'S-ANCHORED POWER CENTER** - The center sits directly in front of the Lowe's portion of Lakeland Commons, a 465,680 SF power center that includes several other national retailers such as Hobby Lobby, Ross, and Kohl's.

**MAJOR RETAIL INTERSECTION** - The intersection consists of four power centers with almost 2 million SF of retail space and includes several national retailers such as Target, Lowe's, Kroger, Dick's Sporting Goods, Belk, Kohl's, Academy Sports, TJ Maxx, PetSmart, Stein Mart, and Best Buy.

**STRONG DEMOGRAPHICS** - Within five miles of the property there are 72,000 people with average household incomes of \$80,000, which have grown by 13% and 4%, respectively, since the census figures were last reported. The Property's trade area accounts for over 240,000 potential customers.

**HIGH TRAFFIC AREA** - The Property is located near the Lakeland Drive/East Metro Parkway intersection and just east of Interstate 55, with traffic counts exceeding 72,000 vehicles per day. The state just completed a widening of Lakeland Drive from four lanes to six in order to accommodate the growth.

**E-COMMERCE RESISTANT** - The Property's strategic tenant mix of service-oriented retailers and smaller store footprints offers potential buyers an opportunity to invest in retail real estate that is not anticipated to be adversely affected by the e-commerce marketplace.

**BRAND NEW CONSTRUCTION** - The center was completed in late 2016 with rents commencing for Aspen Dental and Sleep Number in January 2017. The developer and contractor have cooperated on several similar projects throughout the region, in the process establishing themselves as being one of the most reputable teams in the specialty strip center sector.

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