



Online Bidding Event
October 15 - 17, 2019

Leigh Mall

Investment Opportunity
- Available for Sale

1404 Old Aberdeen Road
Columbus, MS



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 1404 Old Aberdeen Road | Columbus, MS  Built in 1973  319,384± SF
30± Acres  57% Occupied

- » **WELL-LOCATED:** 30+/-acre entitled site ripe with de-malling, redevelopment, repositioning and value-add opportunities
- » **HIGH TRAFFIC LOCATION:** 24,000± vehicles per day pass by the shopping center along Hwy 45 North.
- » **SUSTAINABLE ECONOMICS** in the heart of the Columbus market.
- » **RECENT ADDITIONS OF HOBBY LOBBY AND PLANET FITNESS** confirm the continued strength and viability of this location as a retail destination.
- » **LOCATED WITHIN A FEDERAL OPPORTUNITY ZONE**, providing tax benefits and preferential tax treatment to investors.

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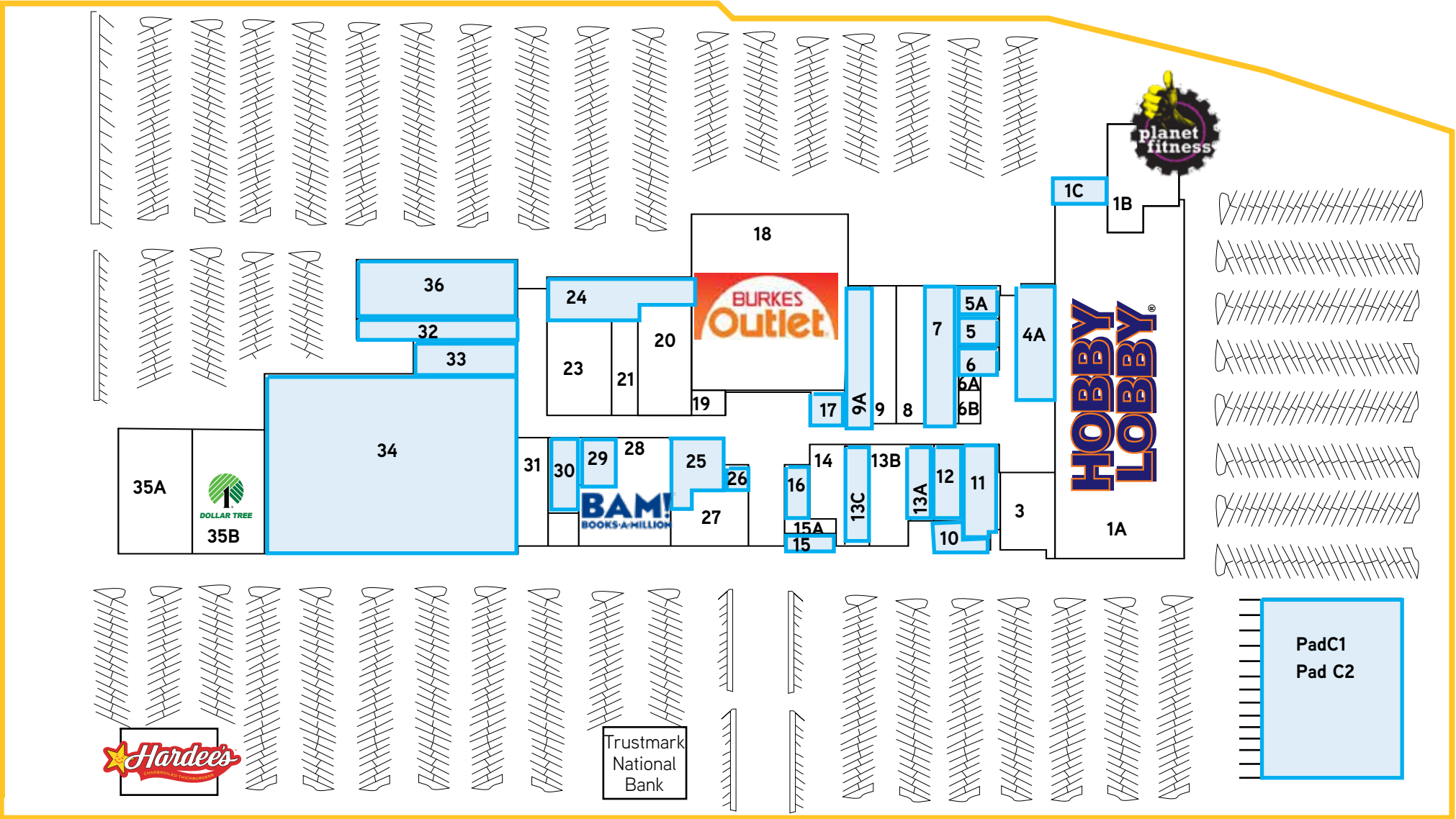
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www.colliersretailinvestment.com

Colliers
INTERNATIONAL

SITE PLAN



Old Aberdeen Road

U.S. Highway 45 (24,000± VPD)

SITE PLAN



Suite	Tenant	SF
1A	Hobby Lobby	58,889
1B	Planet Fitness	17,144
1C	AVAILABLE	11,404
3	Hibachi Buffet	4,822
4A	AVAILABLE	2,942
4B	AVAILABLE	146
5	AVAILABLE	525
5A	Regis	1,225
6A	American Deli	1,888
6	AVAILABLE	12
7	AVAILABLE	4,500
8	Prestige	3,700
9	Sports Addition	3,125
9A	AVAILABLE	3,125
10	AVAILABLE	1,950
11	AVAILABLE	3,000
12	AVAILABLE	2,550
13A	AVAILABLE	1,794

Suite	Tenant	SF
13B	Shoe Department	6,328
13C	AVAILABLE	2,372
14	Bath & Body Works	3,000
15	AVAILABLE	750
15A	GNC	875
16	AVAILABLE	1,500
17	AVAILABLE	750
18	Burke's Outlet	30,000
19	Claire's	750
20	Hibbett Sporting Goods	9,040
23	Cato	7,000
24	AVAILABLE	5,520
25A	AVAILABLE	1,500
26	AVAILABLE	600
27	Rue21	5,173
28	Books-A-Million	9,985
28A	AVAILABLE	1,500
29	AVAILABLE	1,650

Suite	Tenant	SF
30	AVAILABLE	2,210
31	The Children's Place	4,375
32	AVAILABLE	3,125
33	AVAILABLE	3,395
34	AVAILABLE	50,000
35A	AVAILABLE	9,999
35C	Dollar Tree	9,800
36	AVAILABLE	10,324
41	AVAILABLE	610
PADA	Hardee's	2,200
PADB	Trustmark National Bank	2,150
PADC1	AVAILABLE	8,360
PADC2	AVAILABLE	1,802
CART2	eco ATM	N/A
K2	Kiddie Koncepts	N/A
K3	Discount Connection	N/A
TOTAL		319,384 SF

