



WEST OFFICES

GRANDMAMA'S  
COOKIES

Willow & Co

FOR LEASE

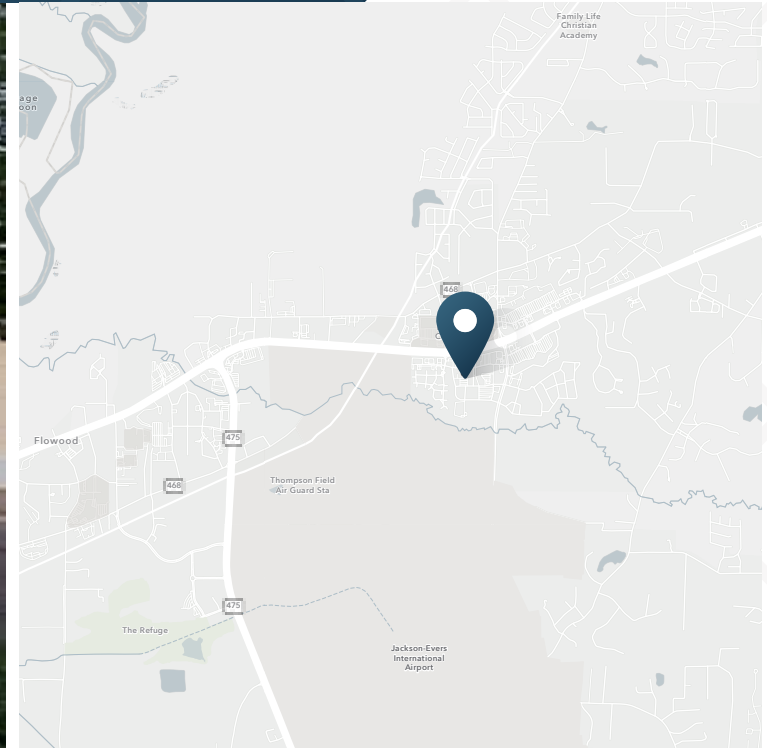
# Market Street at Flowood

144 Market Street | Flowood, MS 39232



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1,377-9,636 SF  
Available

263,852 SF  
GLA

## ABOUT THE PROPERTY

- Strong tenant line up includes anchors JCPenney, Dick's Sporting Goods, DSW, Michael's, and Ulta
- Located at the intersection of Lakeland Drive and E Metro Parkway in Flowood, MS - an affluent submarket of Jackson - and one of the most dominate retail intersections in Mississippi
- New Waterpointe development with approximately 500 residences is located across E Metro Parkway

## TENANTS INCLUDE



## TRAFFIC COUNTS

Lakeland Drive, NW of Site	47,000 VPD
Old Fannin Road, N of Site	20,000 VPD
Lakeland Drive, NE of Site	38,000 VPD
E Metro Parkway, S of Site	11,000 VPD

Year: 2023 | Source: MDOT

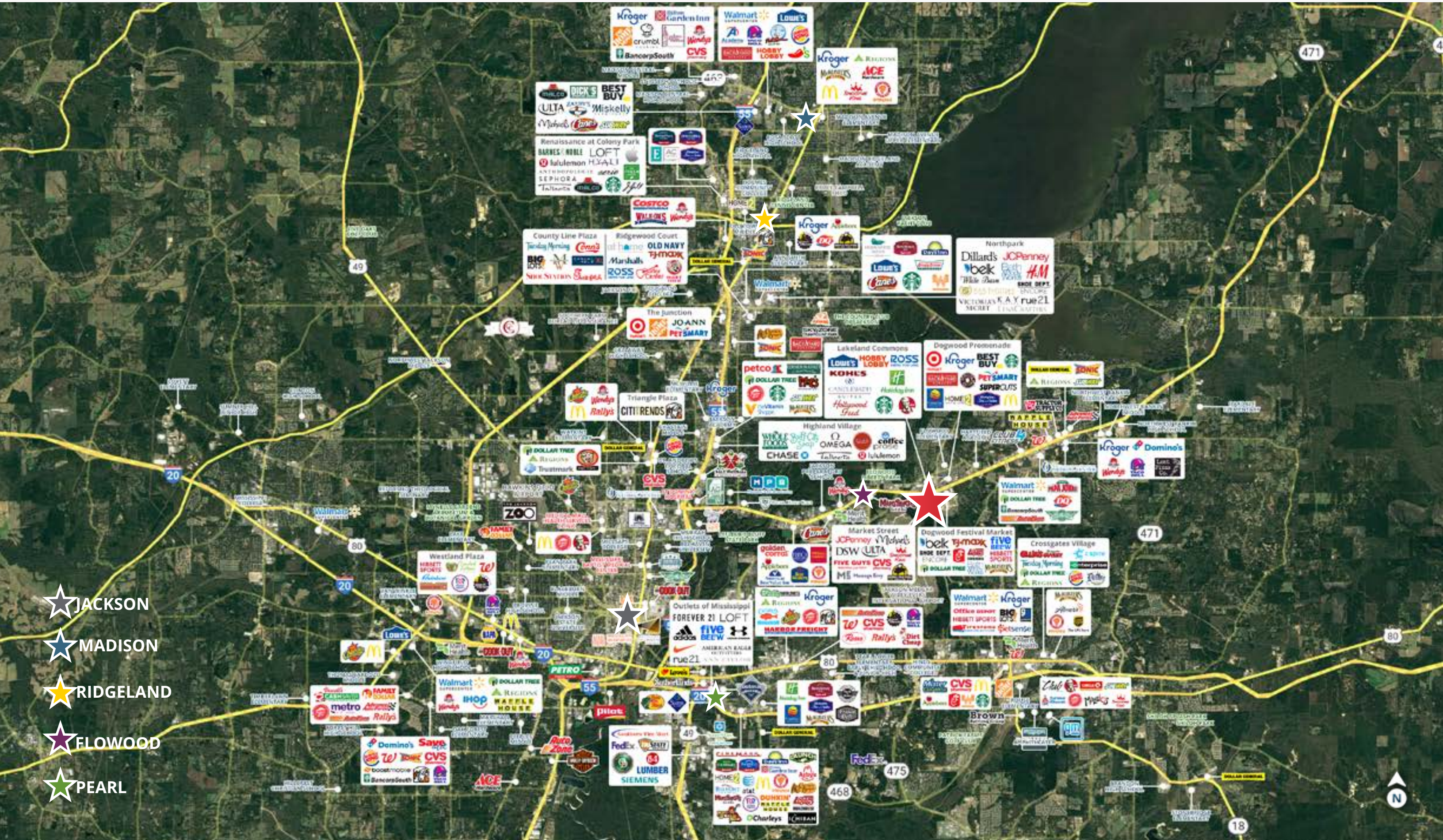
## CONTACT

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- ★ JACKSON
- ★ MADISON
- ★ RIDGELAND
- ★ FLOWOOD
- ★ PEARL



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**Dogwood Festival Market**

<b>TJ-maxx</b>	<b>HomeGoods</b>	<b>BOOT BARN</b>
<b>OLD NAVY</b>	<b>belk</b>	<b>five BELOW</b>
<b>MATTRESS FIRM</b>	<b>JJ JIMMY JAZZ</b>	
<b>THE JOINT chiropractic</b>	<b>Bath &amp; Body Works</b>	
<b>Jersey Mike's Subs</b>	<b>RED WING SHOES</b>	<b>LOFT</b>
		<b>VICTORIA'S SECRET</b>
		<b>LANE BRYANT</b>
<b>SOMA</b>	<b>at&amp;t</b>	<b>claire's</b>
		<b>carter's</b>
		<b>GameStop</b>

**Market Street at Flowood**

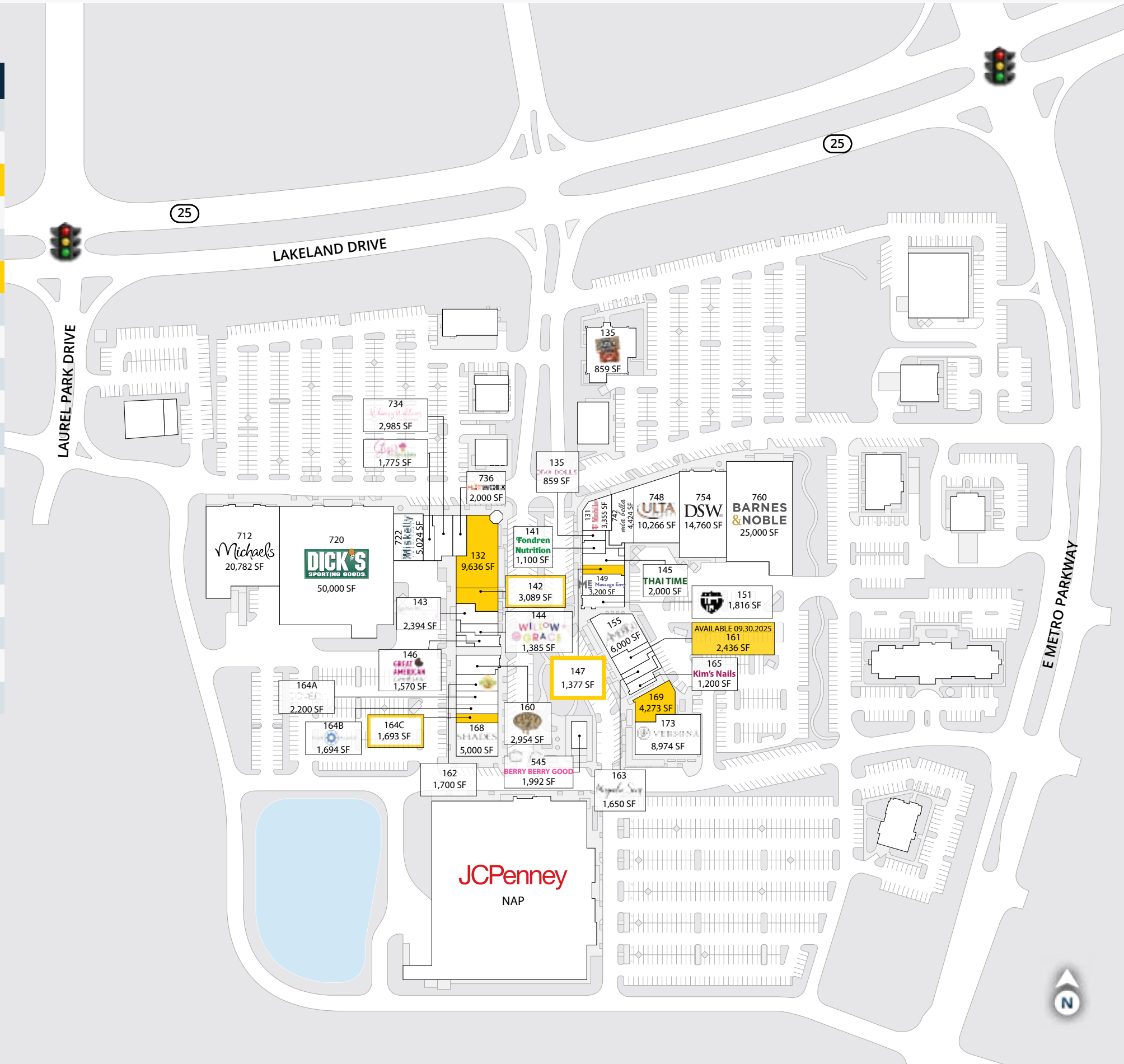
<b>JCPenney</b>	<b>DICK'S</b>	<b>Michaels</b>
<b>GREAT AMERICAN COOKIES</b>	<b>ULTA</b>	<b>DSW</b>
<b>BARNES &amp; NOBLE</b>	<b>ME Massage Envy</b>	<b>COZY</b>
<b>Gigi's cupcakes</b>	<b>FIVE GUYS</b>	<b>W</b>
<b>AMERIGO</b>	<b>WHICH WICH</b>	<b>SMOOTHIE KING</b>

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TENANTS					
NAP	J.C. Penney	164A	The Covery	2,200 SF	
111	Juicy Seafood	8,484 SF	164B	Club Pilates	1,694 SF
131	T Mobile	3,355 SF	164C	AVAILABLE	1,693 SF
132	AVAILABLE	9,636 SF	165	Kim's Nails	1,200 SF
135	Diva Dolls Boutique	859 SF	168	Shades Sunglasses	5,000 SF
141	Fondren Nutrition	1,100 SF	169	AVAILABLE	4,273 SF
142	AVAILABLE	3,089 SF	173	Versona	8,974 SF
144	The Shoe Box	2,394 SF	545	Berry Berry Good	1,992 SF
145	Thai Time	2,000 SF	712	Michael's	20,782 SF
146	Willow & Grace	1,385 SF	720	Dick's Sporting Goods	50,000 SF
147	AVAILABLE	1,377 SF	722	Miskelly Furniture	5,024 SF
148	Great American Cookie Co.	1,570 SF	730	Gigi's Cupcakes	1,775 SF
149	Massage Envy	3,200 SF	734	Whimsy Willows	2,985 SF
151	West of 55	1,816 SF	736	Hotworx	2,000 SF
155	Amerigo	6,000 SF	742	Mia Bella	4,424 SF
160	Cozy Outfitters	2,954 SF	748	Ulta	10,266 SF
161	AVAILABLE 09.30.2025	2,436 SF	754	DSW	14,760 SF
162	Baya Bar	1,700 SF	760	Barnes & Noble	25,000 SF
163	Magnolia Soap & Bath	1,650 SF			



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## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 mile	3 miles	5 miles
2024 Estimated Population	2,512	17,682	74,671
2029 Projected Population	2,534	18,079	74,625
Proj. Annual Growth 2024 to 2029	0.17%	0.45%	-0.01%

### Daytime Population

	1 mile	3 miles	5 miles
2024 Daytime Population	5,602	31,139	85,239
Workers	4,367	23,330	49,975
Residents	1,235	7,809	35,264

### Income

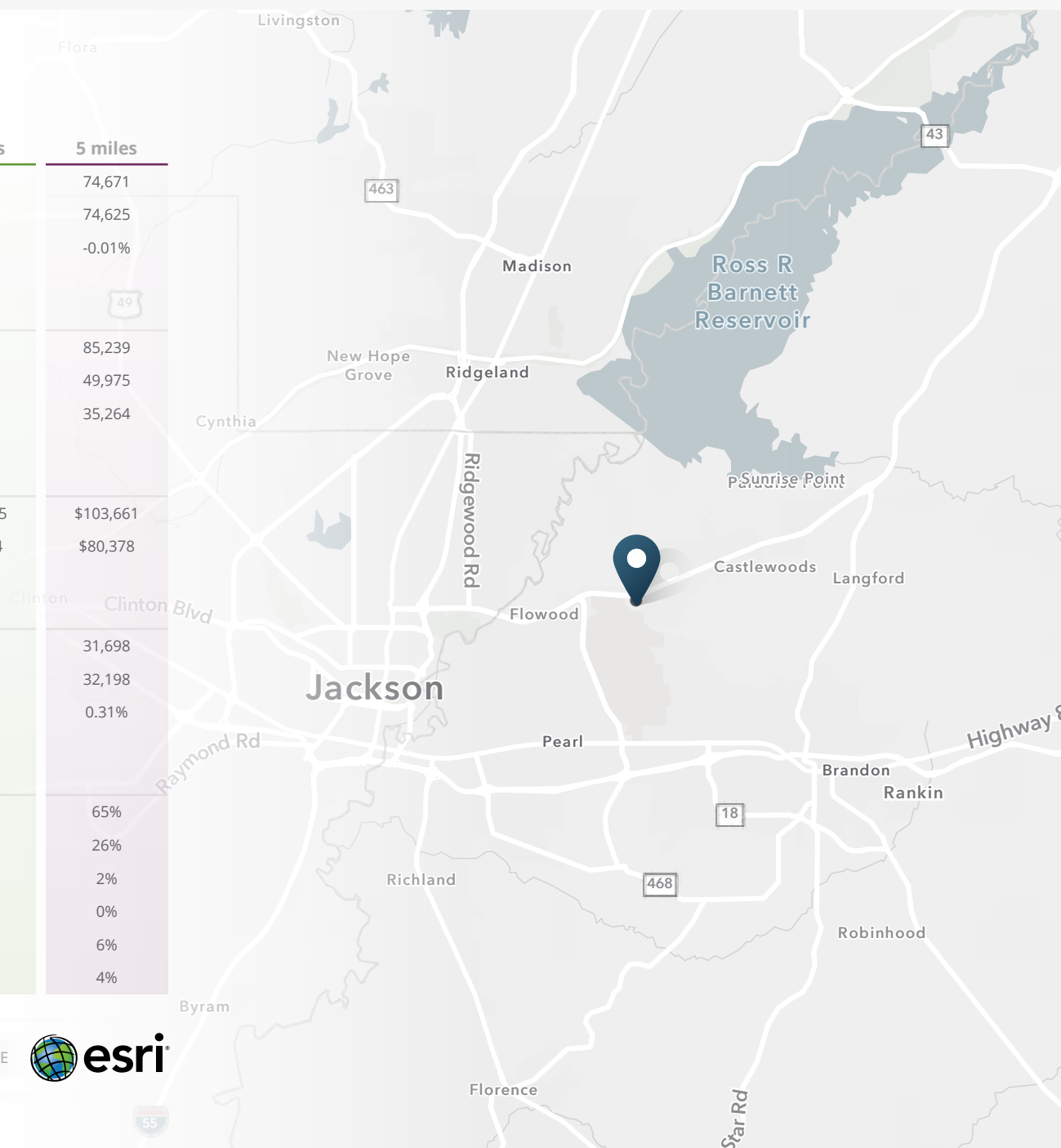
	1 mile	3 miles	5 miles
2024 Est. Average Household Income	\$108,573	\$108,125	\$103,661
2024 Est. Median Household Income	\$82,354	\$89,184	\$80,378

### Households & Growth

	1 mile	3 miles	5 miles
2024 Estimated Households	1,171	7,555	31,698
2029 Estimated Households	1,198	7,823	32,198
Proj. Annual Growth 2024 to 2029	0.46%	0.70%	0.31%

### Race & Ethnicity

	1 mile	3 miles	5 miles
2024 Est. White	66%	68%	65%
2024 Est. Black or African American	20%	21%	26%
2024 Est. Asian or Pacific Islander	7%	5%	2%
2024 Est. American Indian or Native Alaskan	0%	0%	0%
2024 Est. Other Races	6%	6%	6%
2024 Est. Hispanic (Any Race)	3%	4%	4%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

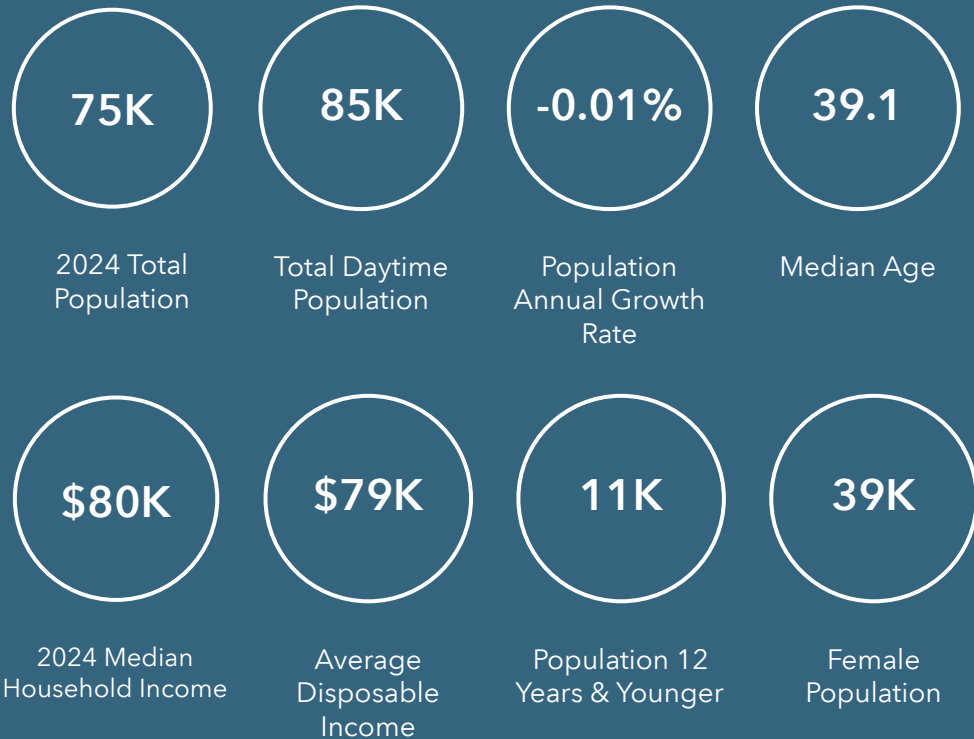


# TARGET MARKET SUMMARY

Market Street at Flowood

Ring of 5 miles

## KEY FACTS



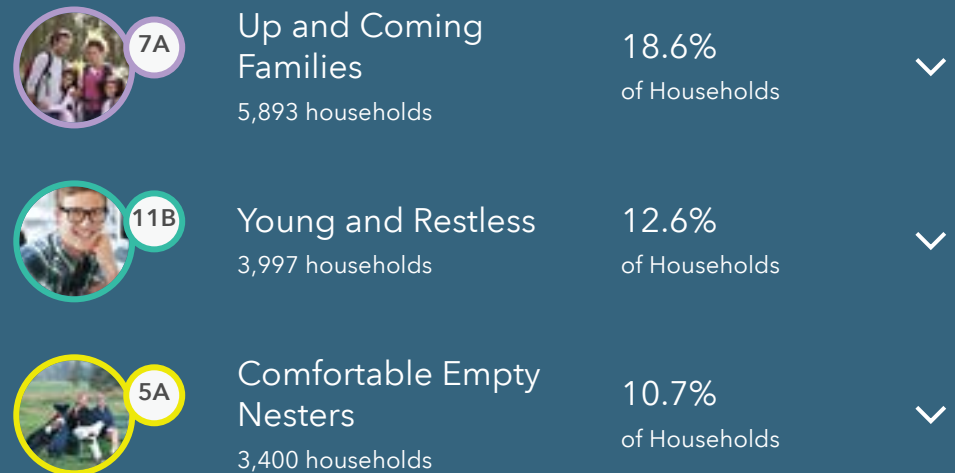
This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2024, 2029.

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# ANNUAL ENTERTAINMENT SPENDING



## Tapestry segments



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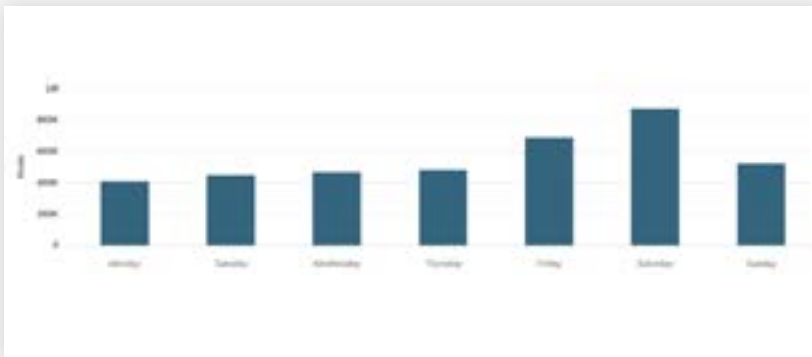
## MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

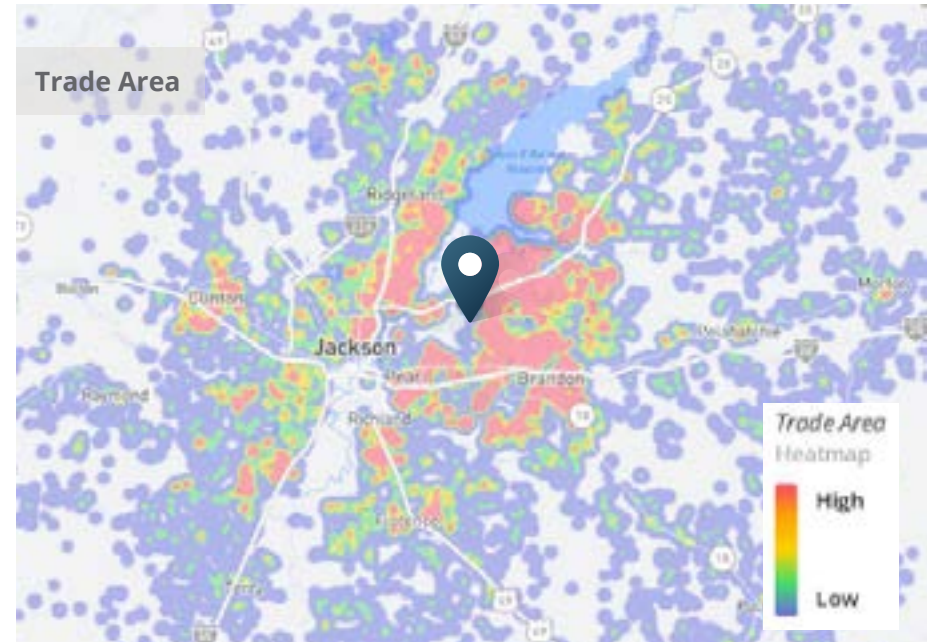
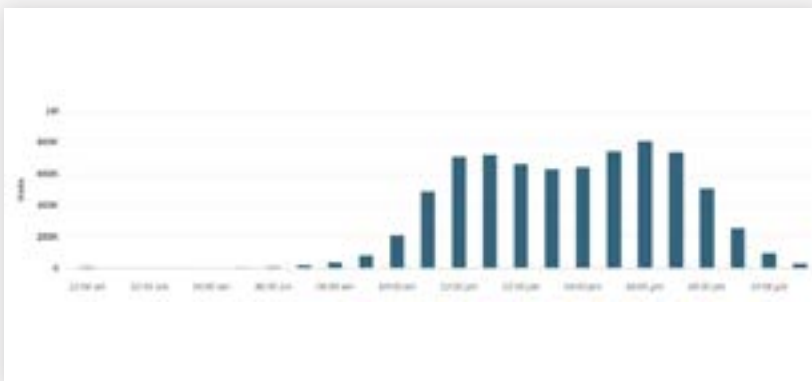
08/01/2023 - 07/31/2024

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
785.9K	3.9M	4.97

### Daily Visits



### Hourly Visits



### Customer Journey



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