

MARKET INFORMATION

- Edgewater Mall is the largest enclosed shopping mall on the Mississippi Gulf Coast.
- It is centrally located between Gulfport and Biloxi, the 2nd largest metropolitan area in Mississippi.
- The region is home to several military and federal installations, which generate an economic impact of over \$2.5 billion annually and employ more than 25,000 people.
- The market has drawn more than 6 million annual visitors with its gaming and convention locations.
- The Mississippi Gulf Coast is home to 12 casinos, including Hard Rock Hotel, The Golden Nugget and the Beau Rivage, all of which offer a variety of entertainment options to visitors in addition to gaming activities.
- Tourism on the Mississippi Gulf Coast is a \$1.6 billion industry and accounts for one-third of the state's total tourism revenue.



LOCATION

Located on the Mississippi Gulf Coast between Gulfport and Biloxi on Highway 90, the only unimpeded thoroughfare that runs east to west south of Interstate 10

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|--------------------------|-----------|
| ▪ Mobile, Alabama | 62 miles |
| ▪ New Orleans, Louisiana | 91 miles |
| ▪ Jackson, Mississippi | 173 miles |

EDGEWATER MALL MARKET INFORMATION



Jim Wilson & Associates, LLC

2660 EastChase Lane, Suite 100, Montgomery, Alabama 36117-7024
334 260 2500 (t) | 334 260 2533 (f) | jwaccompanies.com

THE CENTER

867,000-square-foot, regional enclosed shopping center featuring specialty stores, restaurants, entertainment and outparcels

ANCHOR TENANTS

Belk, Dillard's, JCPenney, Premiere Cinemas and Books-A-Million

FEATURED TENANTS

American Eagle, Bath & Body Works, Buckle, Champs Sports, Chick-fil-A, The Children's Place, Encore Shoes, Foot Locker, Francesca's Collection, Journeys, Kay Jewelers, Men's Wearhouse, Reeds Jewelers, Sky Zone Trampoline Park, Spencer Gifts, Victoria's Secret and Zales

MAJOR EMPLOYERS

- Northrop Grumman Shipbuilding
- Keesler Air Force Base
- Naval Construction Battalion Center
- NASA's Stennis Space Center
- Chevron
- Mississippi Power
- Memorial Hospital

TRADE AREA / DEMOGRAPHICS

DEMOGRAPHICS	5 Mile	10 Mile	20 Mile
2022 Population	62,411	167,368	274,826
2027 Projected Population	62,418	171,935	282,708
2022 Avg. Household Income	\$66,168	\$62,477	\$68,573
2022 Households	25,588	66,675	107,623

DRIVE TIME	10 Minute	15 Minute	30 Minute
2022 Population	41,794	68,957	210,914
2027 Projected Population	41,683	68,982	216,607
2022 Avg. Household Income	\$61,207	\$61,938	\$66,473
2022 Households	17,961	28,495	83,999

CONTACT INFORMATION

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edgewatermall.com

EDGEWATER MALL
GENERAL INFORMATION/DEMOGRAPHICS



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EDGEWATER MALL AERIAL / RETAILERS



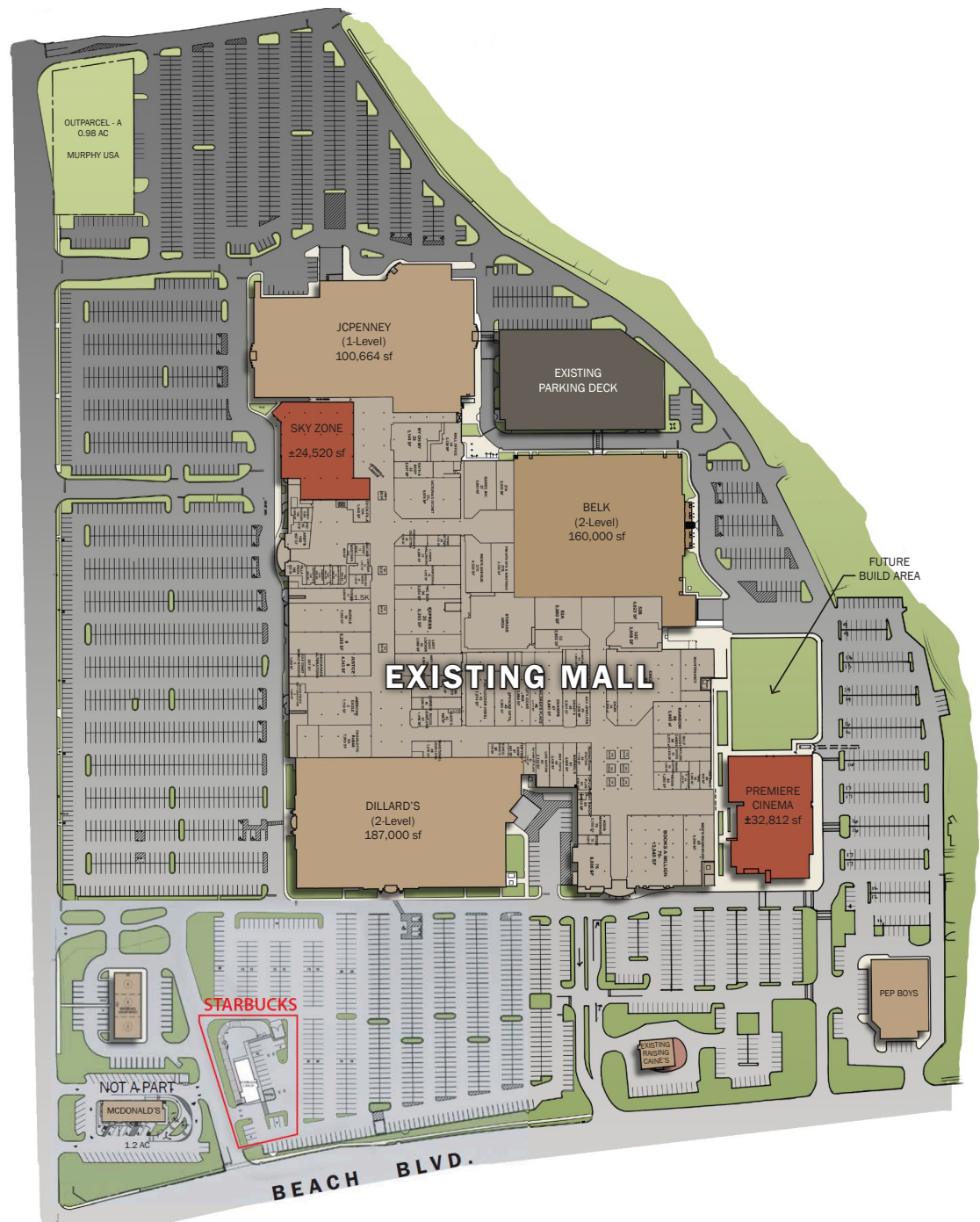
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Edgewater Mall



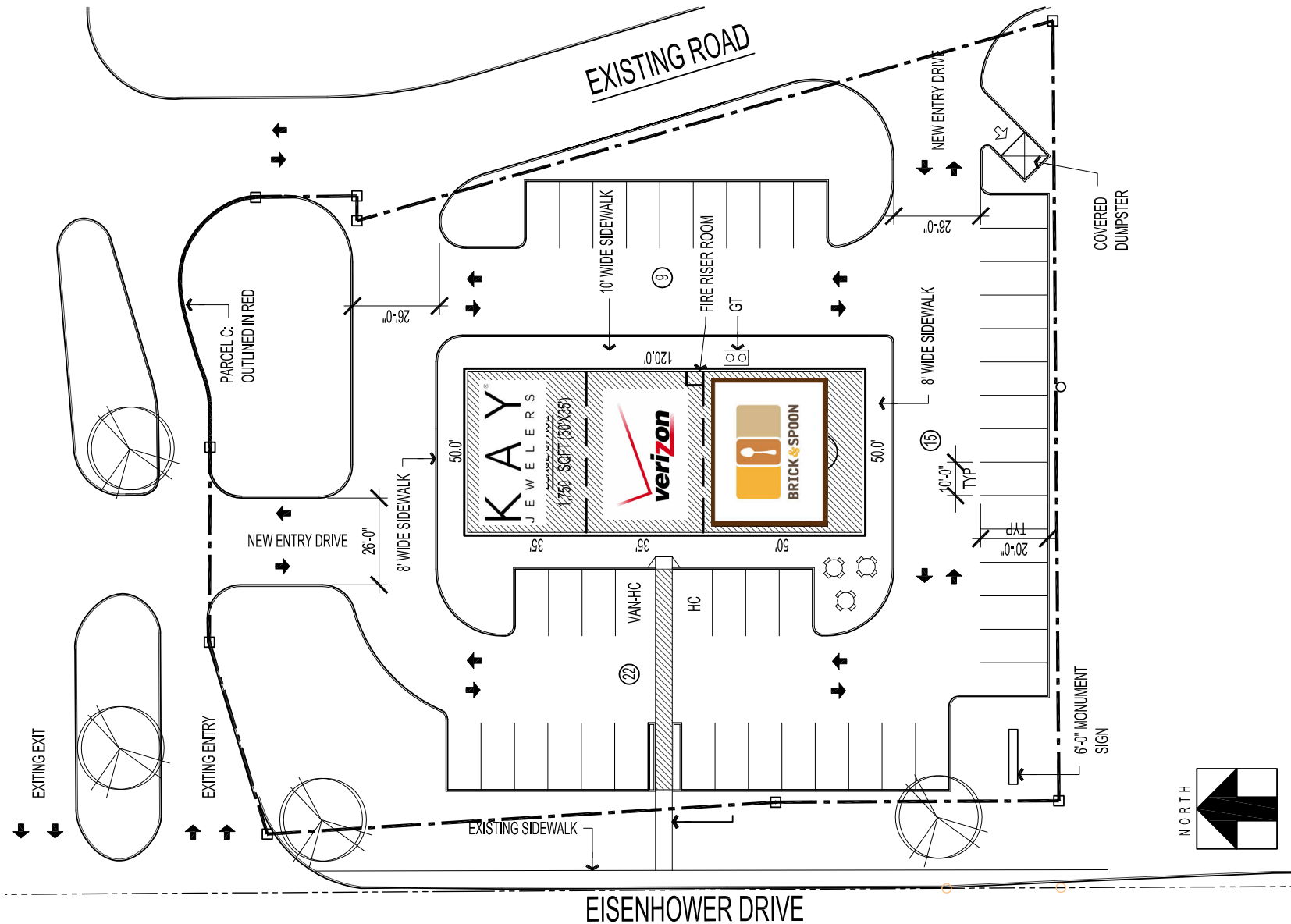
EDGEWATER MALL SITE PLAN



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EDGEWATER MALL OUTPARCEL LEASE PLAN



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