

## 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

- |                          |           |
|--------------------------|-----------|
| ▪ 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](http://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  |
|----------------------------|----------|----------|----------|
| 2023 Population            | 63,452   | 167,350  | 278,157  |
| 2028 Projected Population  | 65,182   | 173,965  | 293,805  |
| 2023 Avg. Household Income | \$81,314 | \$76,993 | \$84,372 |
| 2023 Households            | 26,412   | 67,604   | 110,511  |

| DRIVE TIME                 | 10 Minute | 15 Minute | 30 Minute |
|----------------------------|-----------|-----------|-----------|
| 2023 Population            | 40,732    | 67,415    | 203,385   |
| 2028 Projected Population  | 41,889    | 69,128    | 212,459   |
| 2023 Avg. Household Income | \$73,623  | \$76,351  | \$80,636  |
| 2023 Households            | 17,819    | 28,592    | 82,650    |

## CONTACT INFORMATION

Woody Rush  
*Senior Vice President of Leasing*  
334.260.2524  
w.rush@jwacompanies.com

edgewatermall.com

**EDGEWATER MALL**  
**GENERAL INFORMATION/DEMOGRAPHICS**



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## EDGEWATER MALL AERIAL / RETAILERS



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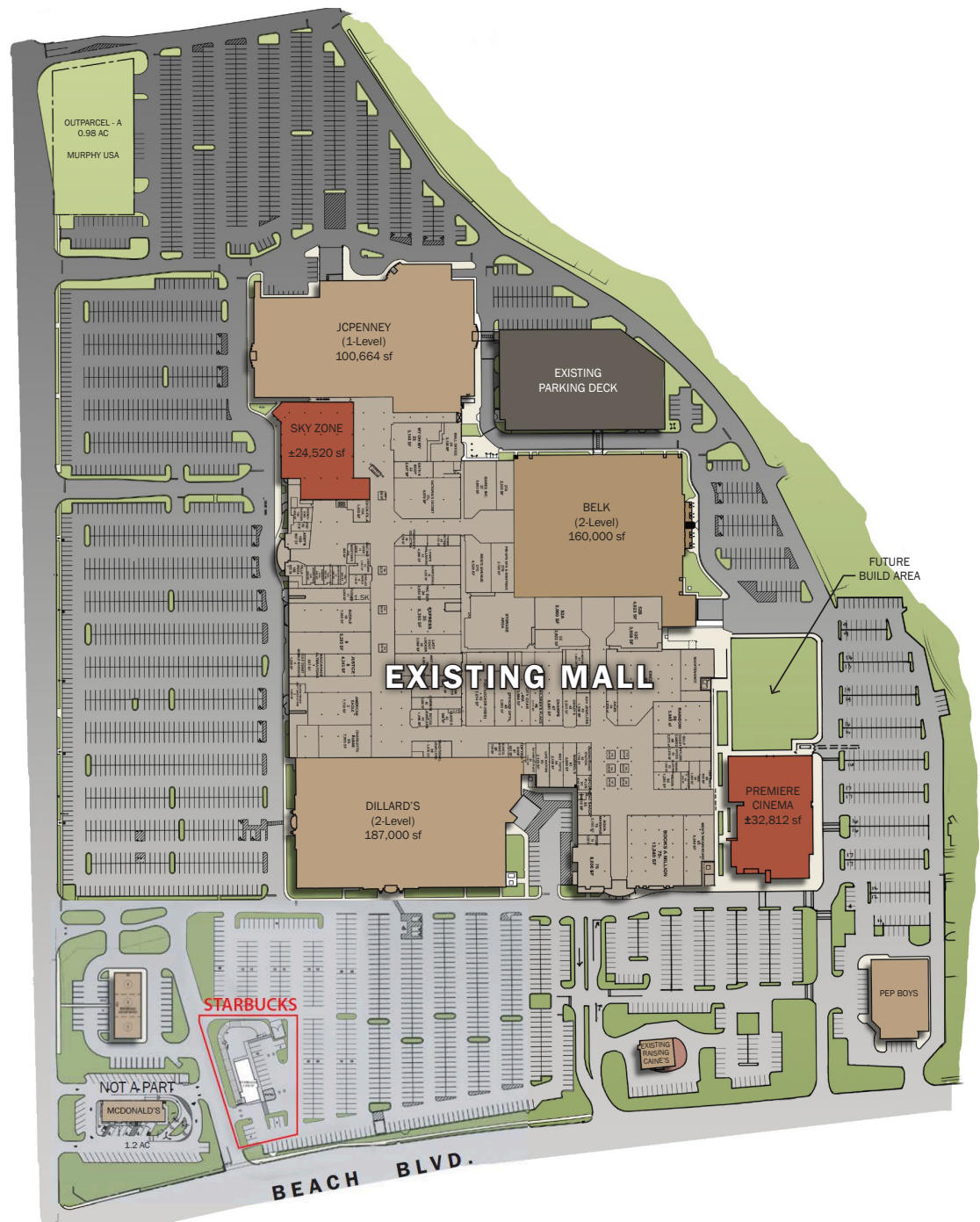
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# Edgewater Mall



## EDGEWATER MALL SITE PLAN

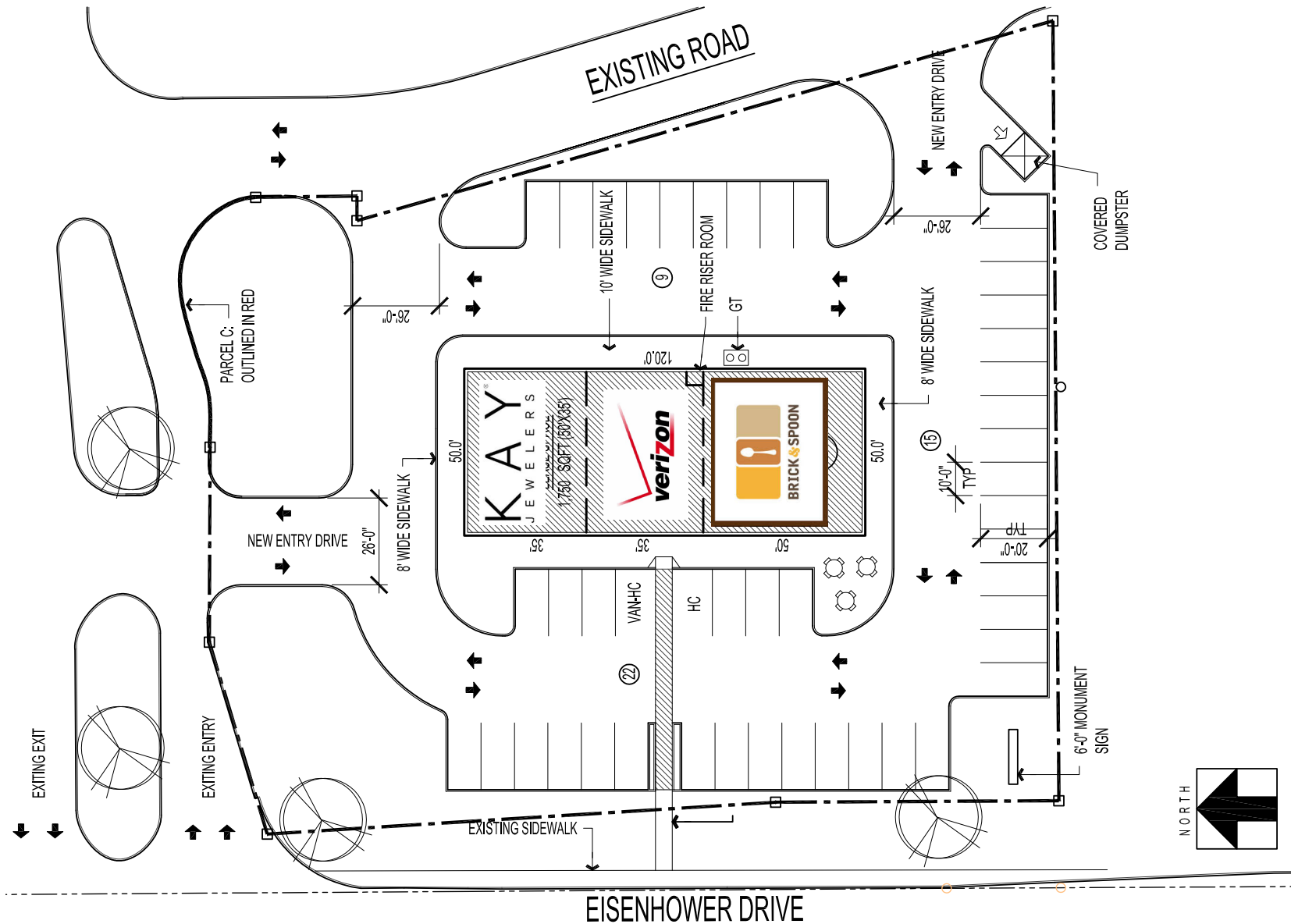


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# EDGEWATER MALL OUTPARCEL LEASE PLAN



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