

MARKET INFORMATION

- Edgewater Mall is the largest enclosed shopping mall on the Mississippi Gulf Coast featuring over 867,000 square feet of retail space, serving as a primary retail hub for both coastal Mississippi residents and tourists.
- Strategically located between Biloxi and Gulfport, the region's two principal cities, the Gulfport-Biloxi Metropolitan Statistical Area boasts a combined population of approximately 421,000 residents.
- The region is home to several military and federal installations, generating an annual economic impact of over \$2.5 billion annually and employing more than 25,000 personnel. Keesler Air Force Base, a key installation in the region, has a total workforce of 11,121 personnel and contributes an estimated \$1.1 billion in economic impact annually.
- The Gulf Coast tourism industry is a significant economic driver, with over 15.7 million visitors in 2024, contributing more than \$2.2 billion in economic impact.
- The Mississippi Gulf Coast is renowned for its vibrant entertainment options, including 12 casinos such as Hard Rock Hotel, The Golden Nugget and Beau Rivage, offering a diverse array of attractions beyond gaming.
- Tourism on the Mississippi Gulf Coast 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



2660 EastChase Lane, Suite 100
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EDGEWATER MALL
MARKET INFORMATION

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, Premiere Theater, Encore Shoes, Journeys, Kay Jewelers, Men's Warehouse, 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
2024 Population	62,859	167,313	277,131
2028 Projected Population	65,182	173,965	280,375
2024 Avg. Household Income	\$84,784	\$78,506	\$87,084
2024 Households	26,368	68,159	110,751

DRIVE TIME	10 Minute	15 Minute	30 Minute
2024 Population	40,050	66,334	203,829
2028 Projected Population	41,889	69,128	212,459
2024 Avg. Household Income	\$78,538	\$76,949	\$81,612
2024 Households	17,797	28,541	83,057

CONTACT INFORMATION

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edgewater mall.com



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EDGEWATER MALL
GENERAL INFORMATION / DEMOGRAPHICS



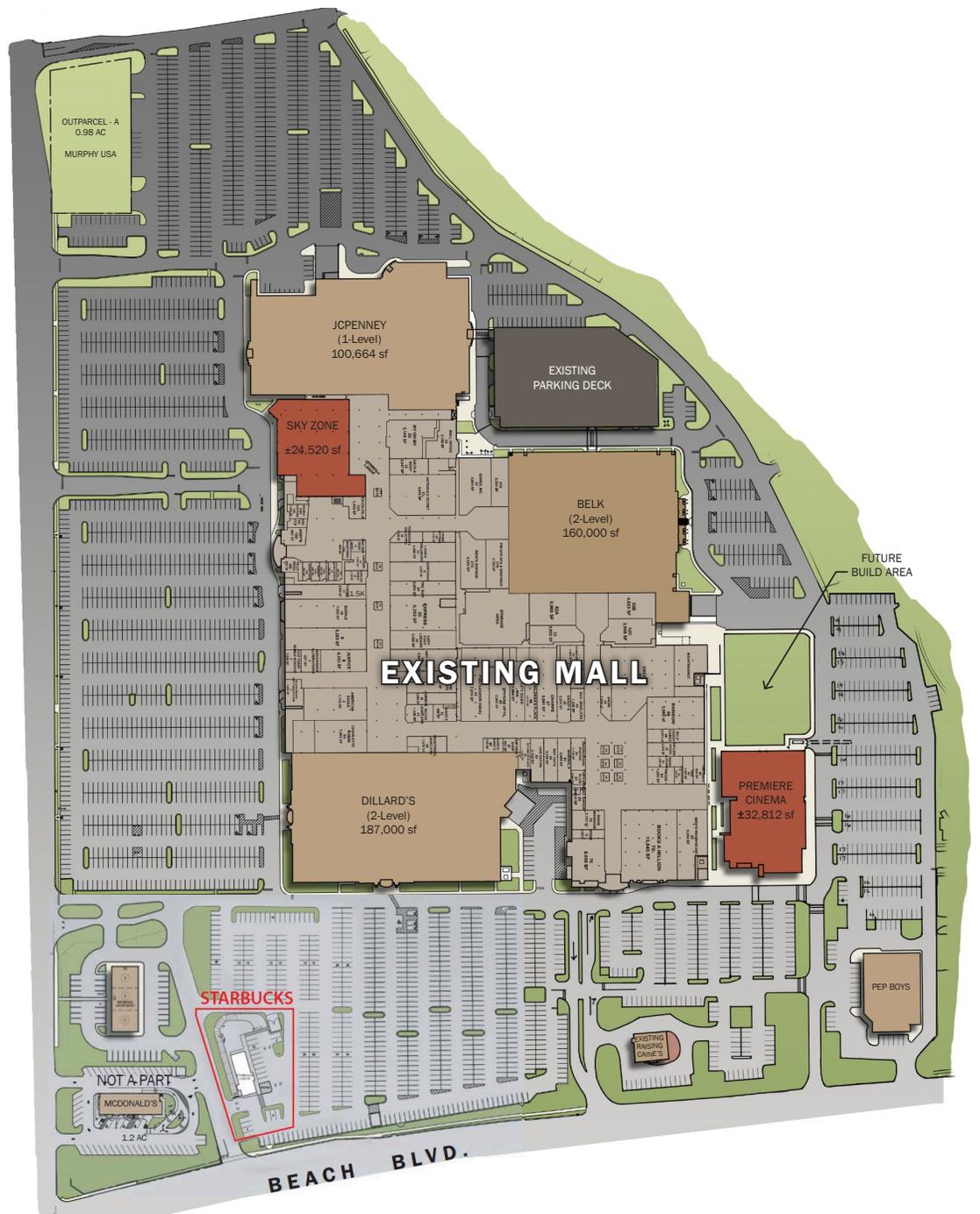
JIM WILSON
& ASSOCIATES

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EDGEWATER MALL
AERIAL / RETAILERS

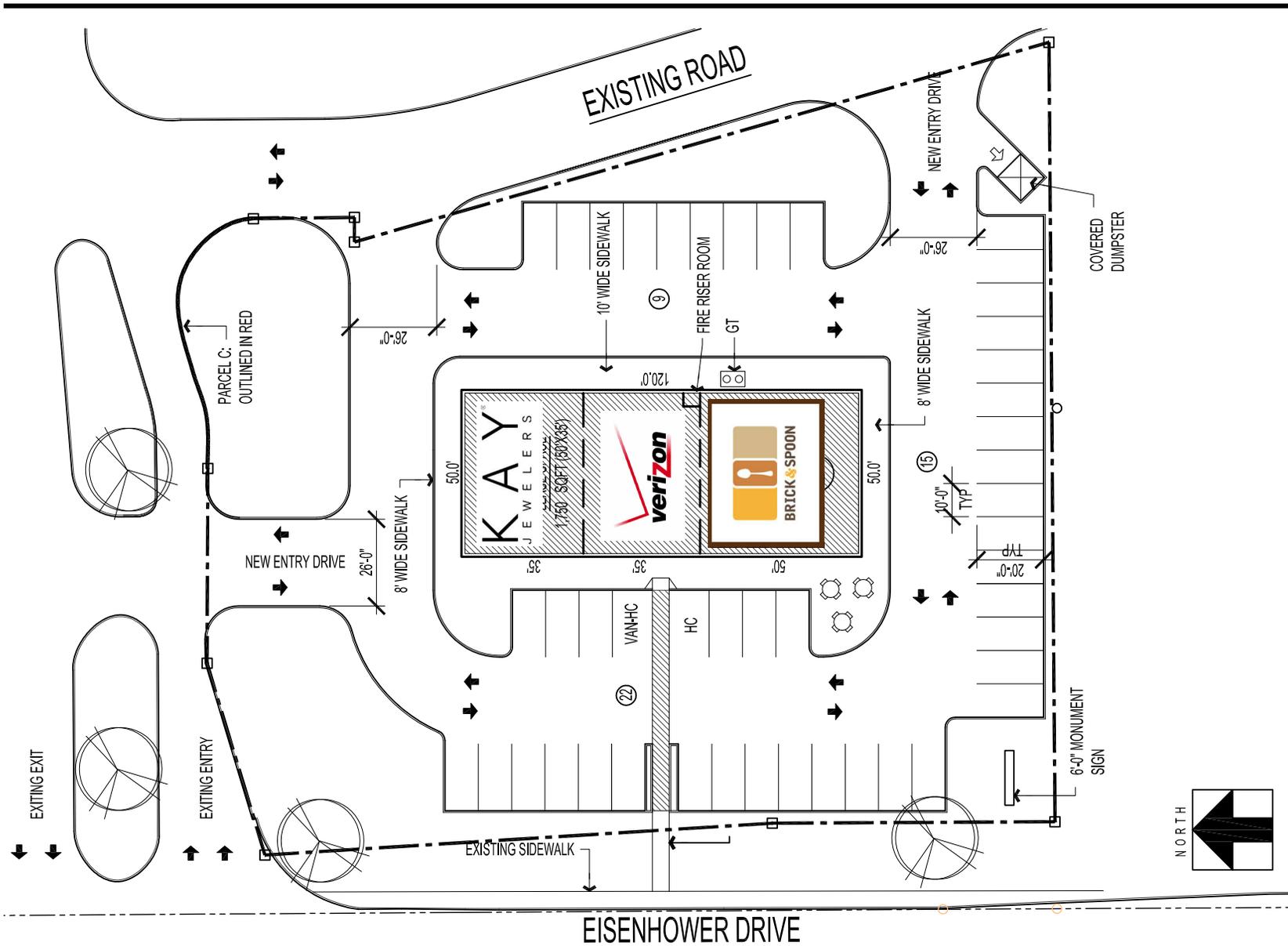


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EDGEWATER MALL
 SITE PLAN



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EDGEWATER MALL

OUTPARCEL LEASE PLAN