

## 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



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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
2025 Population	63,759	169,851	281,916
2030 Projected Population	64,305	173,755	290,440
2025 Avg. Household Income	\$83,666	\$79,764	\$89,785
2025 Households	26,729	69,069	112,561

DRIVE TIME	10 Minute	15 Minute	30 Minute
2025 Population	44,875	70,106	210,145
2030 Projected Population	45,081	70,823	215,143
2025 Avg. Household Income	\$80,291	\$78,692	\$83,948
2025 Households	19,171	29,992	85,406

## CONTACT INFORMATION

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edgewater mall.com



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EDGEWATER MALL  
GENERAL INFORMATION / DEMOGRAPHICS



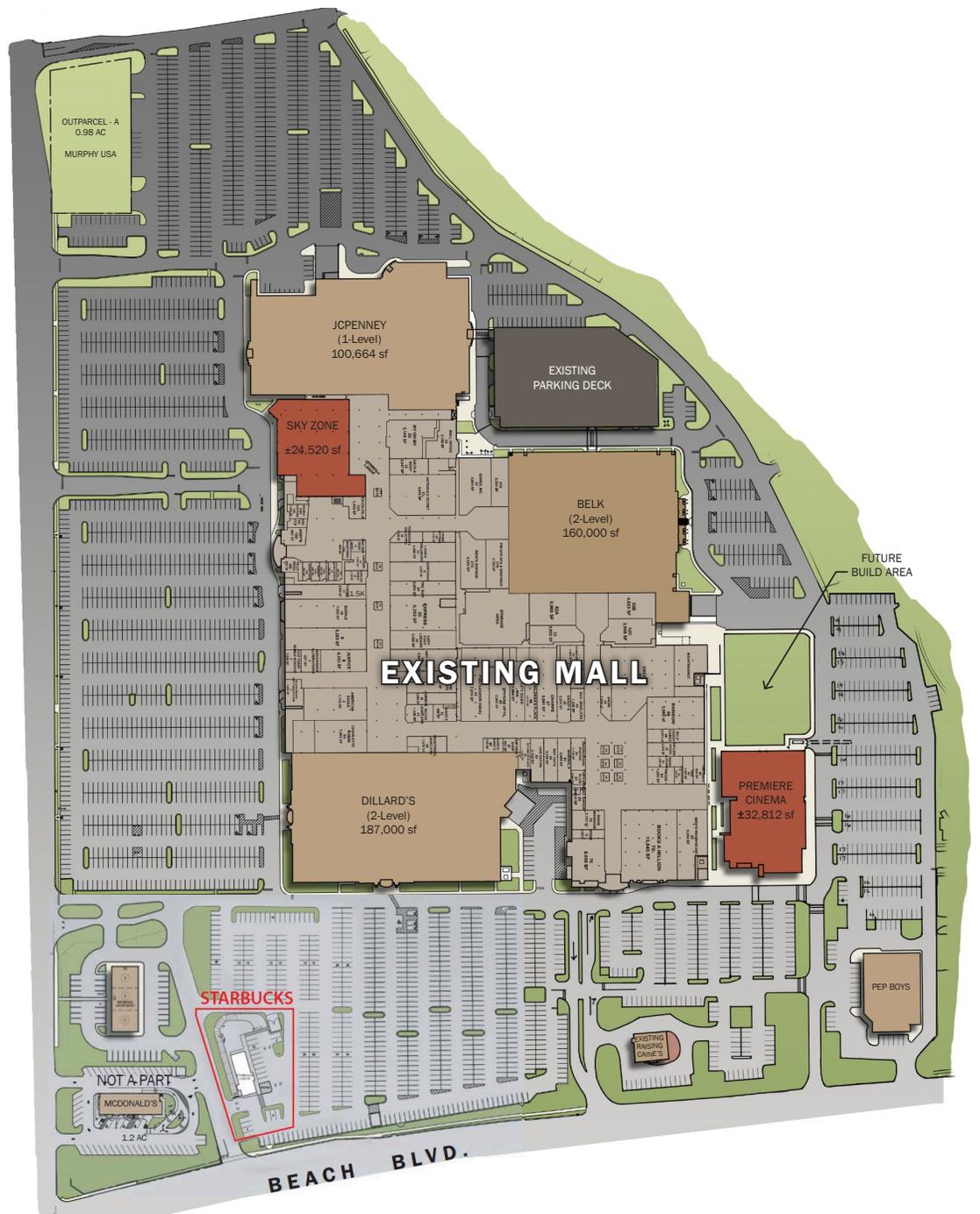

**JIM WILSON**  
 & ASSOCIATES  
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# EDGEWATER MALL

## AERIAL / RETAILERS



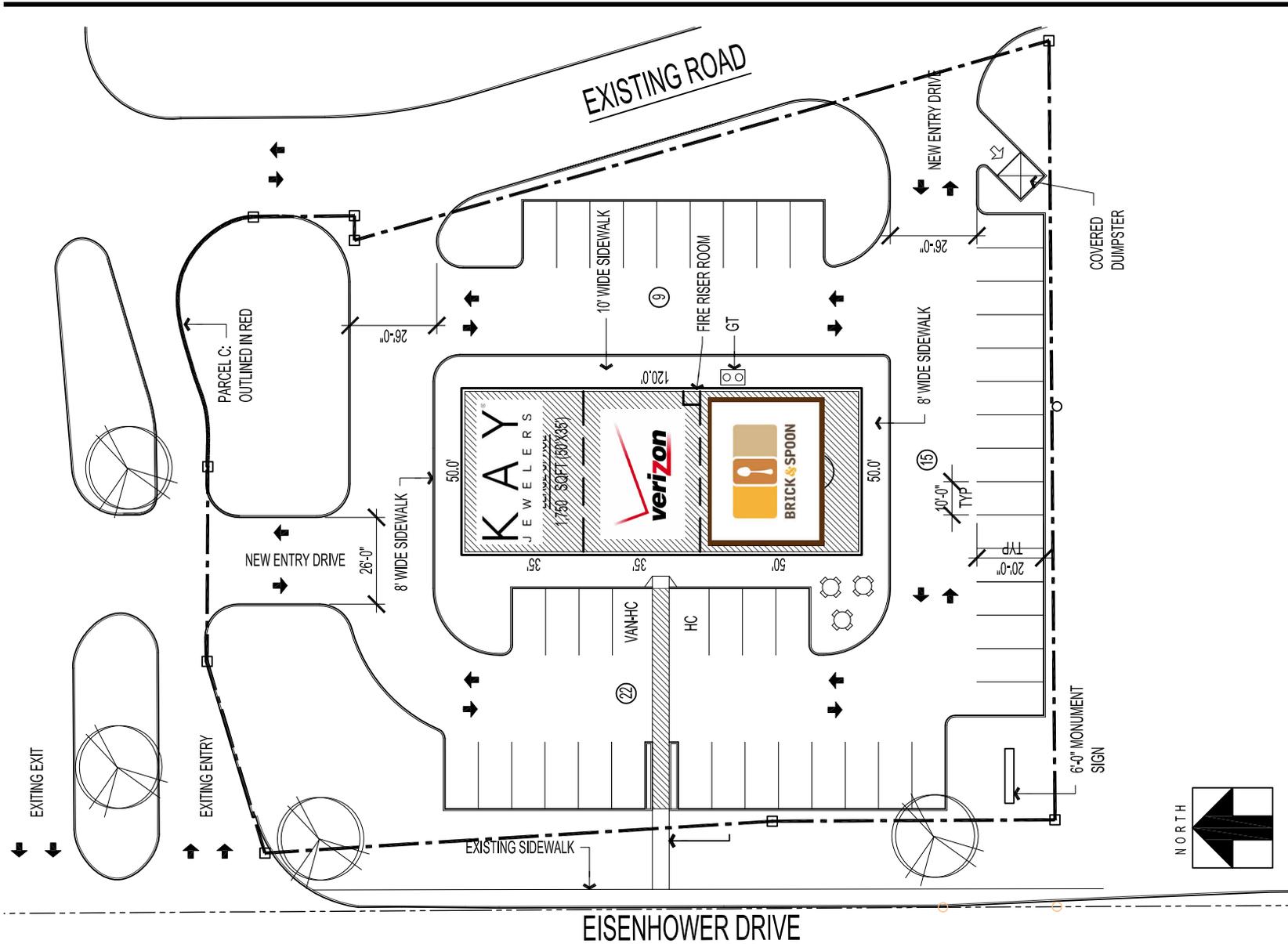
# Edgewater Mall



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**EDGEWATER MALL**  
 SITE PLAN





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# EDGEWATER MALL

## OUTPARCEL LEASE PLAN