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Your Retail Real Estate Experts

# Gateway Shopping Center

221 Alabama Street Columbus, MS 39702



## FOR LEASE

### Property Highlights

- Available: spaces ranging from 700-24,000 SF
- Located with multiple points of access and at a signalized intersection of Alabama St. and N. Brower St.
- Signage available for the former Fred's Space
- Ample Parking
- Existing tenants include Food Giant, Walgreens, Roses, Hibbett's, Citi Trends & Dollar Tree
- Lease for 0.68 acre pad adjacent to Sonic is fully executed, tenant coming soon
- Located just 12 miles from Columbus' Air Force Base with a population of 2,697



SQ FT  
700-24,000



TRAFFIC  
25,154 VPD



ACCESS  
Highway

### Demographics

	3 mile	5 mile	10 mile
Population	22,687	36,984	50,425
Households	9,212	15,170	20,677
Daytime Pop	28,651	43,709	55,217
Avg HH Income	\$55,375	\$69,727	\$73,836

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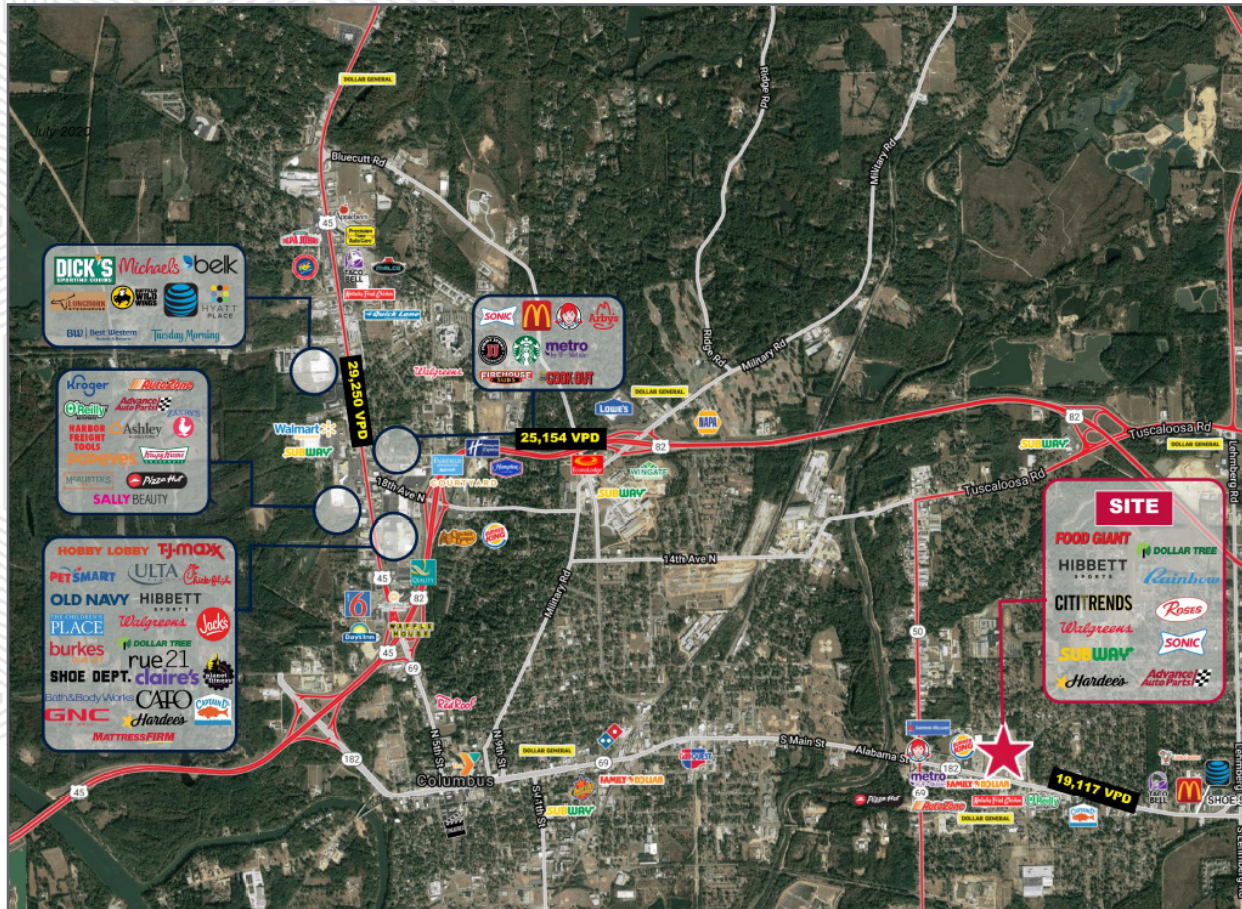


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## Market Aerial



**Pylon  
Signage  
Available  
for Former  
Fred's  
Space**

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## Shopping Center Photos



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## Aerial Site Plan



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## Site Drone Photo



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