

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

	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

Walker Reich walker@retailspecialists.com 205.441.9981

Drew Kaufmann dkaufmann@retailspecialists.com 205.914.6605



retail specialists

Gateway Shopping Center

221 Alabama Street Columbus, MS

Market Aerial



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

FOR LEASE

Walker Reich walker@retailspecialists.com 205.441.9981

Drew Kaufmann dkaufmann@retailspecialists.com 205.914.6605



retail specialists

Gateway Shopping Center

221 Alabama Street Columbus, MS

Shopping Center Photos



FOR LEASE

Walker Reich walker@retailspecialists.com 205.441.9981

Drew Kaufmann dkaufmann@retailspecialists.com 205.914.6605



retail specialists

Gateway Shopping Center

221 Alabama Street Columbus, MS

Aerial Site Plan



FOR LEASE

Walker Reich walker@retailspecialists.com 205.441.9981

Drew Kaufmann dkaufmann@retailspecialists.com 205.914.6605



retail specialists

Gateway Shopping Center

221 Alabama Street Columbus, MS

Site Drone Photo



FOR LEASE

Walker Reich walker@retailspecialists.com 205.441.9981

Drew Kaufmann dkaufmann@retailspecialists.com 205.914.6605