

Gautier Town Center

2800 Highway 90, Gautier, MS

\$50 MM DE-MALL CONVERSION

GAUTIER TOWN CENTER is a 400,000 square foot regional shopping center being developed on the site of the former Singing River Mall in Gautier, MS. The property will be anchored by a 65,000 square foot Belk and a 43,000 square foot supermarket. Additionally, the property is designed to accommodate the following: (1) a +/-50,000 square foot anchor tenant, (2) eight Jr. Anchor spaces, (3) +/-50,000 square feet of shop tenants, (4) six outparcels, and (5) pedestrian areas including a splash pad, coffee shop, restaurant, yogurt shop and connection to the City's new 38 acre nature park.

HIGHLIGHTS

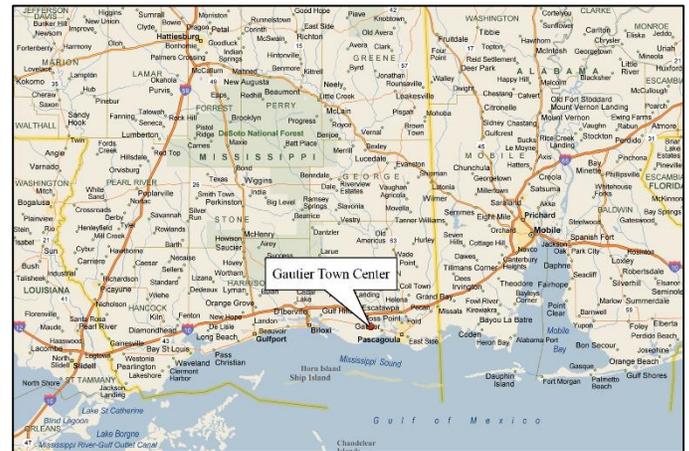
- \$50MM de-malling of Singing River Mall with conversion to, and rebranding as, Gautier Town Center in Gautier, MS, with an anticipated start date of Q1 2017.
- Gautier Town Center will be anchored by Belk a regional supermarket chain and a TBA 50,000 square foot tenant.
- The renovation also will include several junior box tenants.
- Multiple Outparcel and Restaurant locations are available.
- The site benefits from excellent visibility, access, proximity to I-10 and high traffic counts.

THE MARKET

The property is located 2.5 miles south of Interstate 10, at the intersection of Highway 90 and Gautier Vancleave Road in Gautier, Mississippi. The area is home to the largest employers in the state including, Chevron, Northrop Grumman Aerospace, Huntington Ingalls Inc., and Singing River Health System.

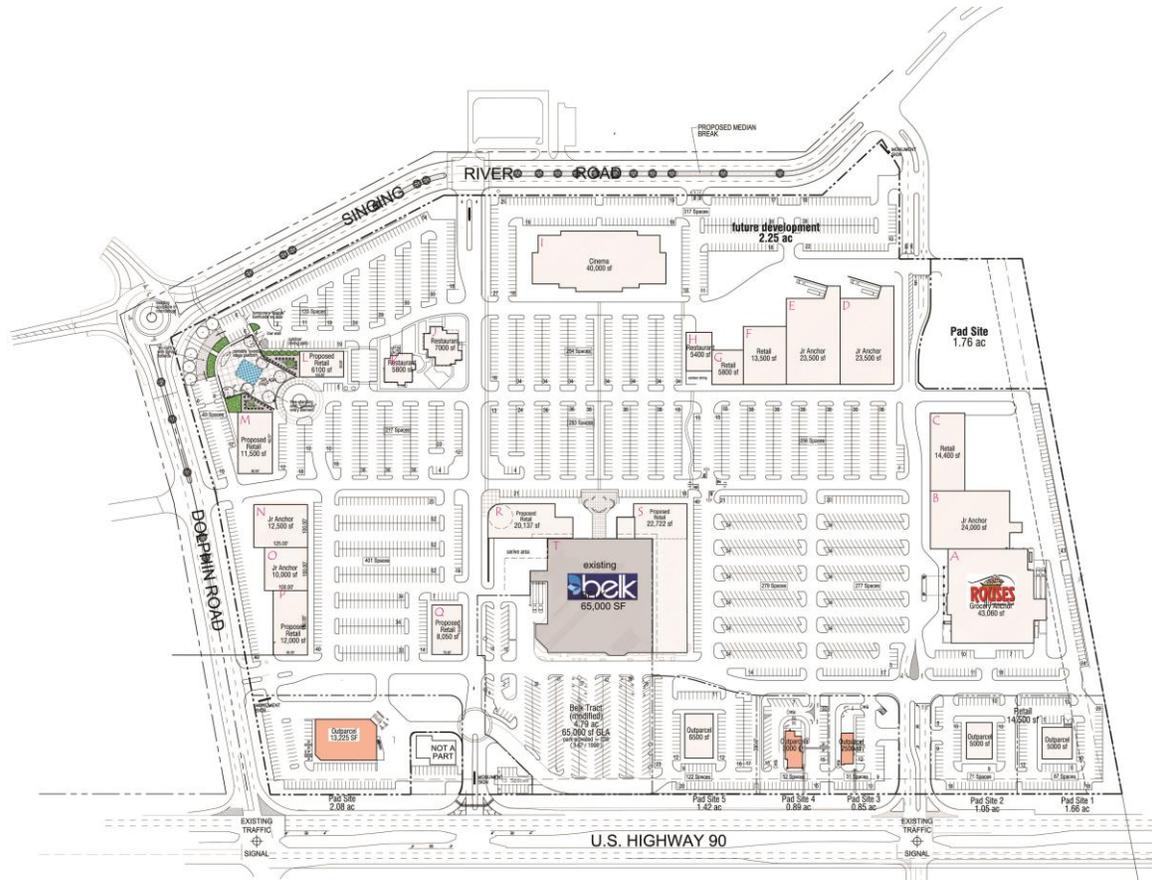
Gautier Town Center will also benefit from The City of Gautier's recently completed downtown revitalization.

This revitalization includes improvements to Highway 90, lighting improvements and landscaping surrounding Gautier Town Center. Additional improvements include: a multi-use pathway, decorative lighting, banners, decorative & hardscape features, landscaping irrigation, drainage improvements, and a gateway sculpture at the intersection of Dolphin Drive and Singing River Road.



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DEMOGRAPHICS

- TRADE AREA POPULATION: 120,000
- AVG. HH INCOME: \$58,500
- TRAFFIC COUNTS: >60,000 cars daily

COMPETITION

- Edgewood Mall - 20 miles west of Biloxi
- Promenade Shopping Center - 19 miles west in D'Iberville
- Springdale Mall - 46 miles east in Mobile

SQUARE FOOTAGE

Belk	65,000 SF
Supermarket	43,000 SF
Proposed Anchor	50,000 SF
Proposed Jr. Anchors	138,000 SF
Proposed Retail	100,000 SF
TOTAL (excludes PADS)	396,000 SF
Outparcels Provided - 7	1 to 2.5 Acres