

KING'S CROSSING

3980 NORTH GLOSTER STREET, TUPELO, MS 38804



▶ PROPERTY DETAILS

Total Square Footage: 116,952 SF

▶ PROPERTY DESCRIPTION

King's Crossing, located in Tupelo, MS, is a 116,952-SF power center anchored by Ross Dress for Less and Kohl's (shadow-anchor).

The center is located in the heart of the primary retail corridor serving Northeast Mississippi. In addition, the center is in close proximity to US Highway 78, US Highway 45, and is adjacent to the Mall at Barnes Crossing, which provides a major regional draw including 13.2 million annual customers and over 700,000 square feet of retail space.

▶ DEMOGRAPHICS

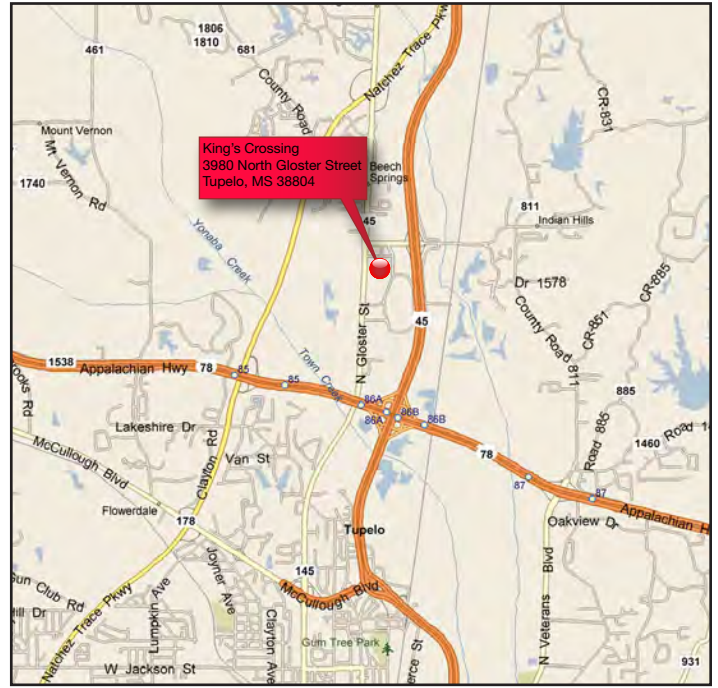
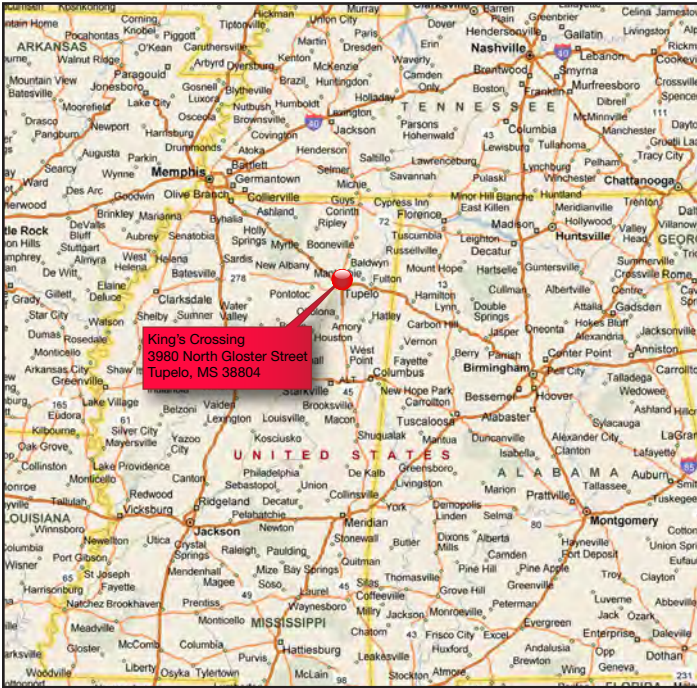
| | 3 Miles | 5 Miles | 10 Miles |
|--------------------------|----------|----------|----------|
| Total Population | 7,986 | 33,104 | 74,274 |
| Average Household Income | \$74,678 | \$64,526 | \$65,319 |
| Race: | | | |
| White | 72.7% | 67.5% | 66.1% |
| Black | 23.8% | 28.1% | 29.6% |
| Other | 3.5% | 4.3% | 4.3% |

▶ TENANTS



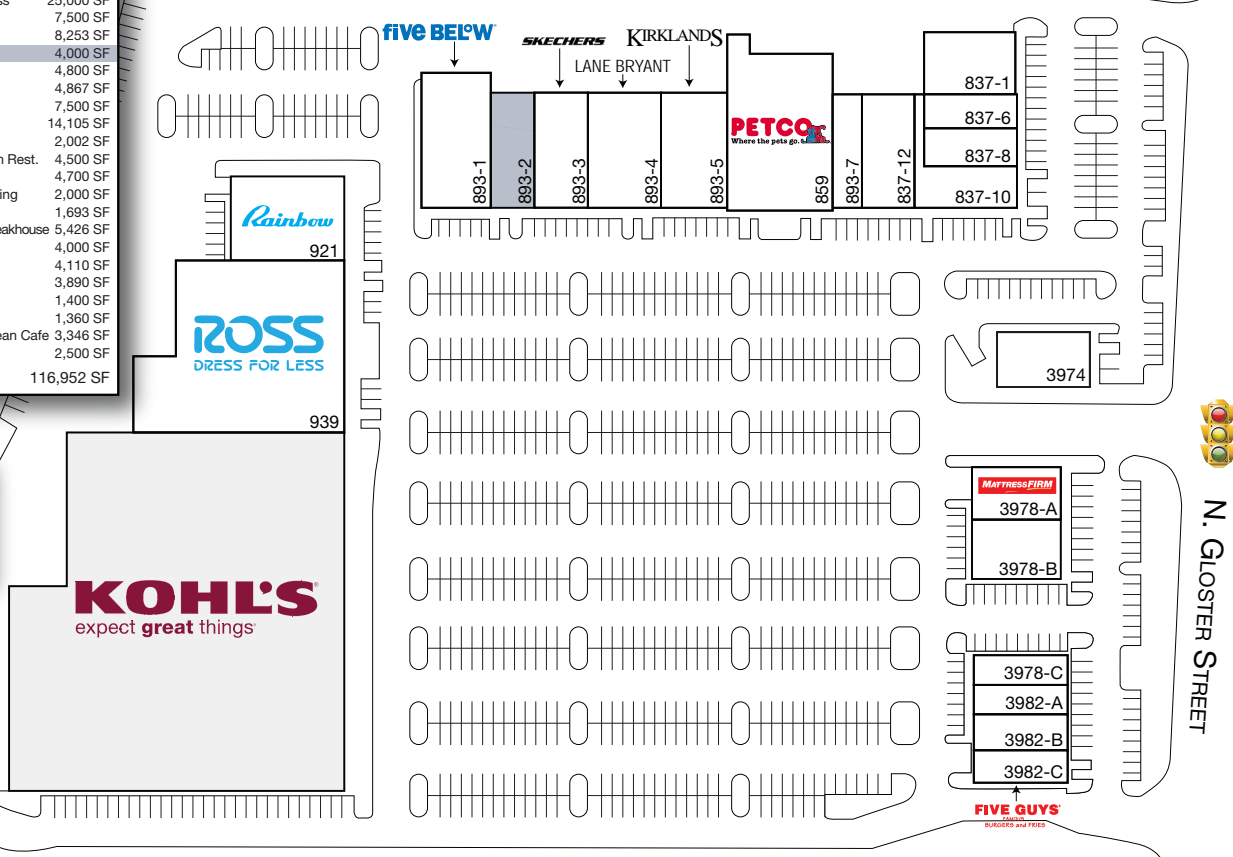
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| TENANT ROSTER | | |
|---------------|------------------------------|-------------------|
| SUITE | TENANT | SIZE |
| 939 | Ross Dress For Less | 25,000 SF |
| 921 | Rainbow | 7,500 SF |
| 893-1 | Five Below | 8,253 SF |
| 893-2 | Available | 4,000 SF |
| 893-3 | Skechers | 4,800 SF |
| 893-4 | Lane Bryant | 4,867 SF |
| 893-5 | Kirkland's Stores | 7,500 SF |
| 859 | Petco | 14,105 SF |
| 893-7 | City Nails & Spa | 2,002 SF |
| 837-12 | Don Julio's Mexican Rest. | 4,500 SF |
| 837-10 | Eyemart Express | 4,700 SF |
| 837-8 | Extreme Heat Tanning | 2,000 SF |
| 837-6 | Extreme Yogurt | 1,693 SF |
| 837-1 | Mt. Fuji Japanese Steakhouse | 5,426 SF |
| 3974 | Newk's Cafe | 4,000 SF |
| 3978-A | Mattress Firm | 4,110 SF |
| 3978-B | Kay Jewelers | 3,890 SF |
| 3978-C | REV | 1,400 SF |
| 3982-A | Sport Clips | 1,360 SF |
| 3982-B | Taziki's Mediterranean Cafe | 3,346 SF |
| 3982-C | Five Guys | 2,500 SF |
| TOTAL | | 116,952 SF |

- LEASED
- AVAILABLE
- NOT OWNED



For more information contact: Kevin Donegan | kevind@rcgventures.com | 404.665.1126
www.rcgventures.com