PEMBERTON PLAZA | LEASE SPACE AVAILABLE

3403 Pemberton Square | Vicksburg, Mississippi 39180



SPACE AVAILABLE

Suite A - 1,620 SF ($15 - 16SF/YR)
Suite N - 2,800 SF ($15 - 16SF/YR)

TRAFFIC COUNTS

Pemberton Square Blvd - 8.2k AADT
Source: SitesUSA 2026

Broker Contact

Alex Wilson, CCIM
alex@ucrproperties.com
601.405.7136

PROPERTY INFORMATION

- Anchored by TJ MAXX, Citi Trends, and PetSense
- Locted within Vicksburg's primary retail corridor
- Close proximity to national retailers and restaurants

DEMOGRAPHICS (based on 2026 data)

Variable	Community Population	RTA
2026 Population	20,164	67,339
Average HH Income	$79,821	$88,479
Median Age	40.00	40.46

** RTA – Retail Trade Area; the geographic area from which retailers derive approximately 80-85% of their business.*

CONTACT

Kyle Cofer, Vice President
The Retail Coach, LLC
kylecofer@theretailcoach.net
662.319.7144

Willis Thompson, Mayor
City of Vicksburg
mayorwillisthompson@vicksburg.org
601.636.3411

The information contained herein was obtained from sources believed to be reliable; however, The Retail Coach makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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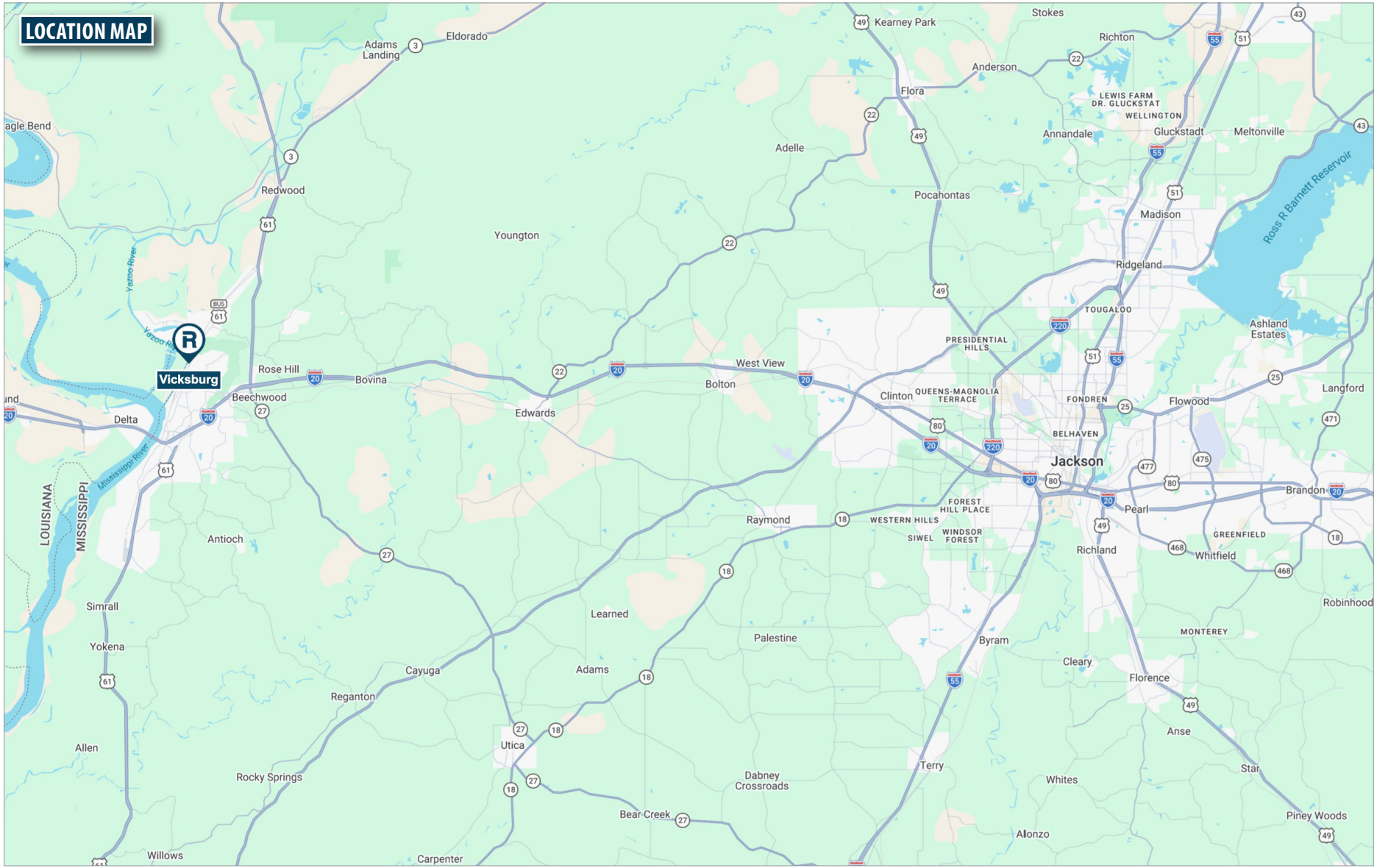


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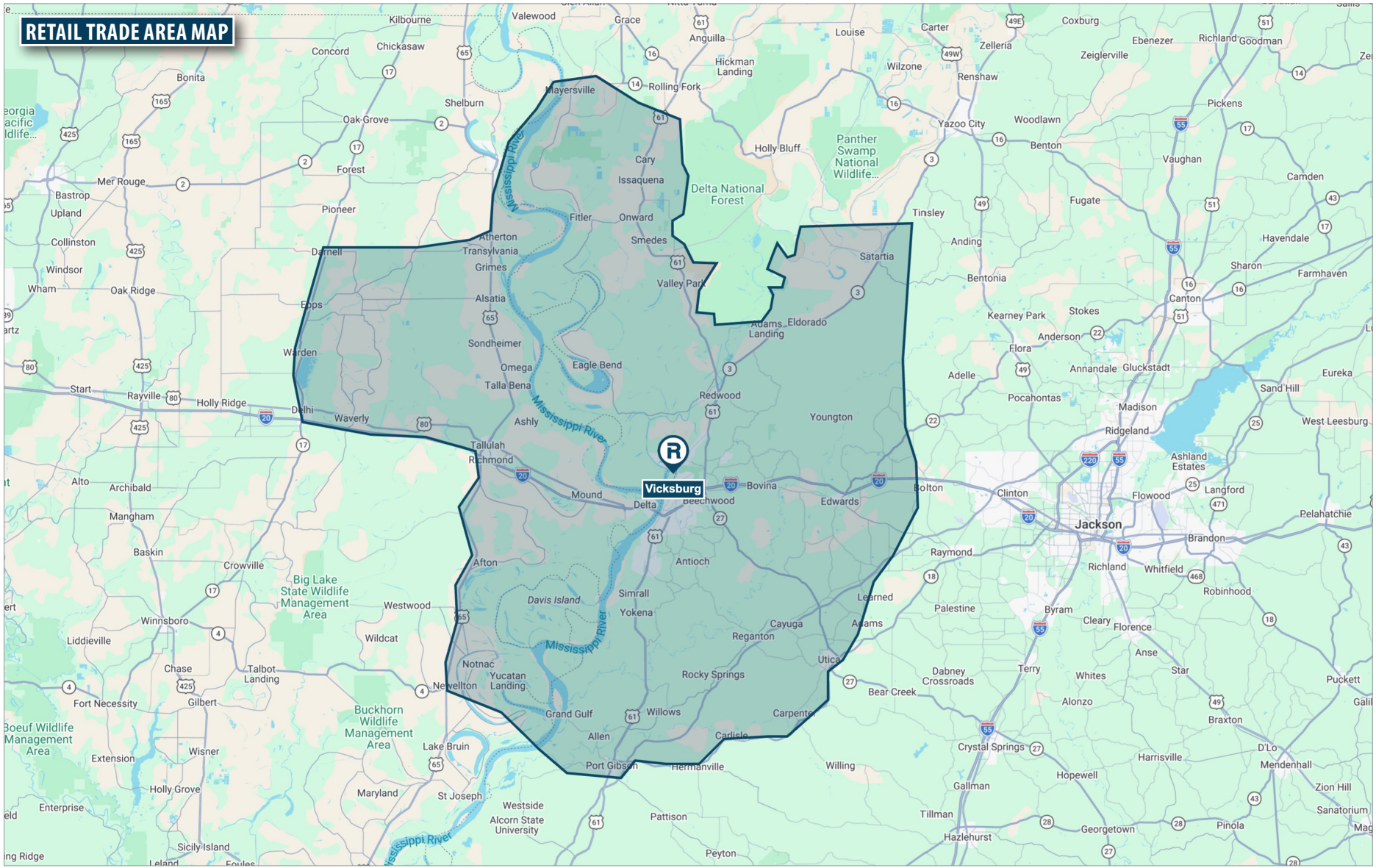


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