VICKSBURG COMMONS | 1,500 - 71,090 SF AVAILABLE FOR LEASE

4000 S Frontage Rd | Vicksburg, Mississippi 39180



SPACE AVAILABLE

1,500 - 71,090 SF

TRAFFIC COUNTS

S Frontage Rd - 3.4k AADT

Source: SitesUSA 2026

Broker Contact

Alex Wilson, CCIM
alex@ucrproperties.com
601.405.7136

PROPERTY INFORMATION

- Two Outparcel development opportunities in play
- $12.00 SF/YR (NNN)
- Built in 1994 and positioned on one parcel totaling 9.41 acres
- 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

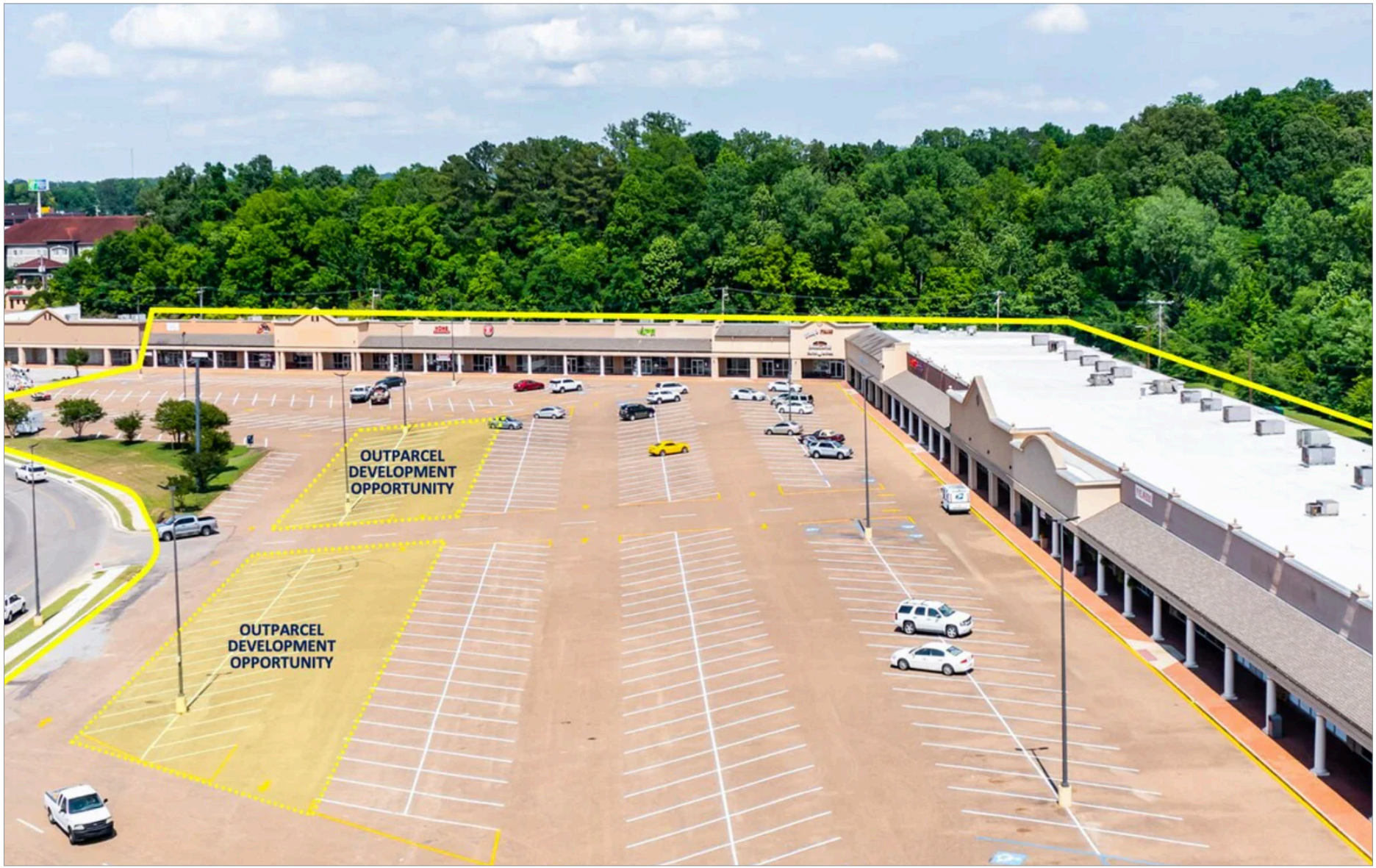
Kyle Cofer, Vice President
The Retail Coach, LLC
kylecofer@theretailcoach.net
662.319.7144

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

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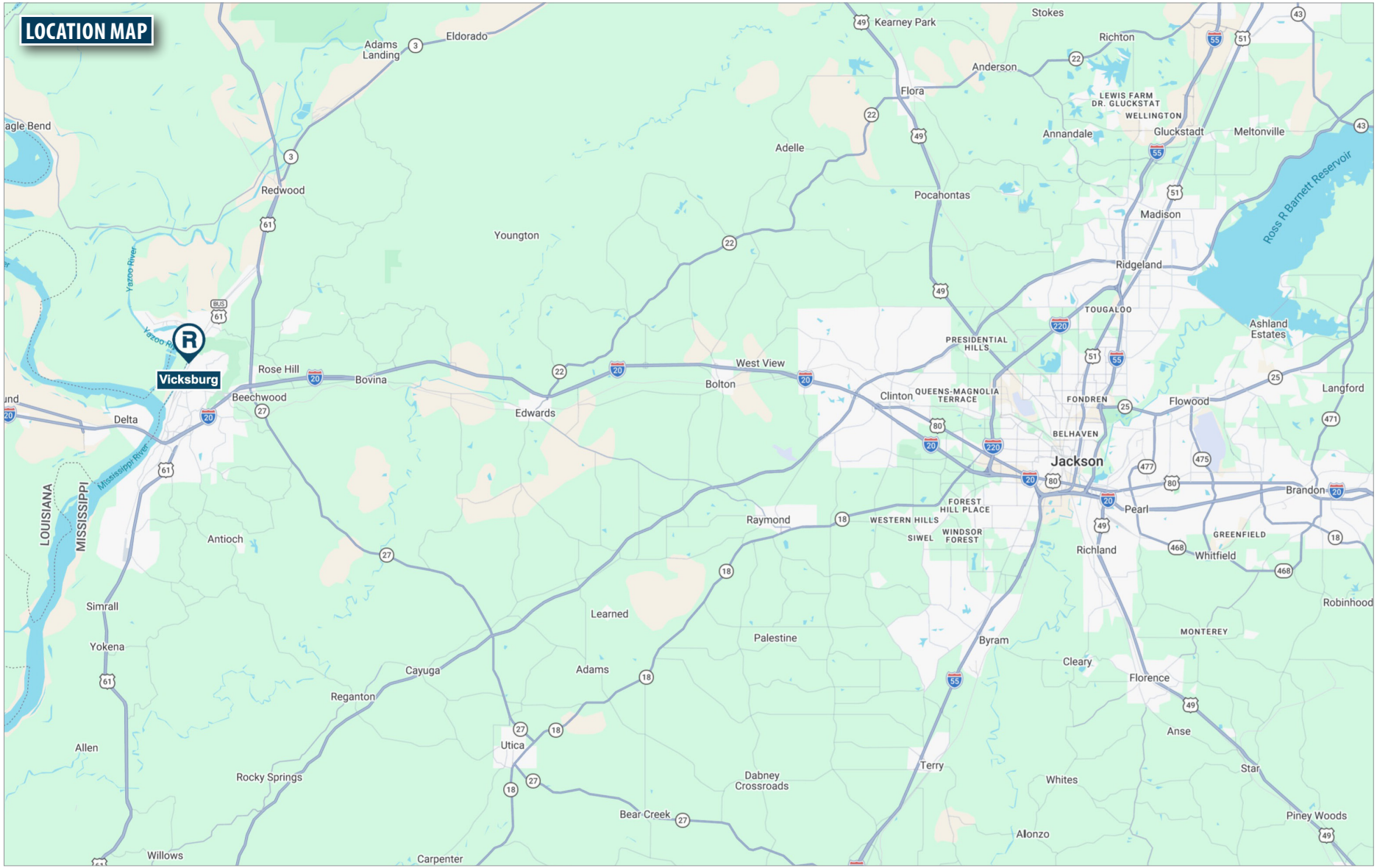


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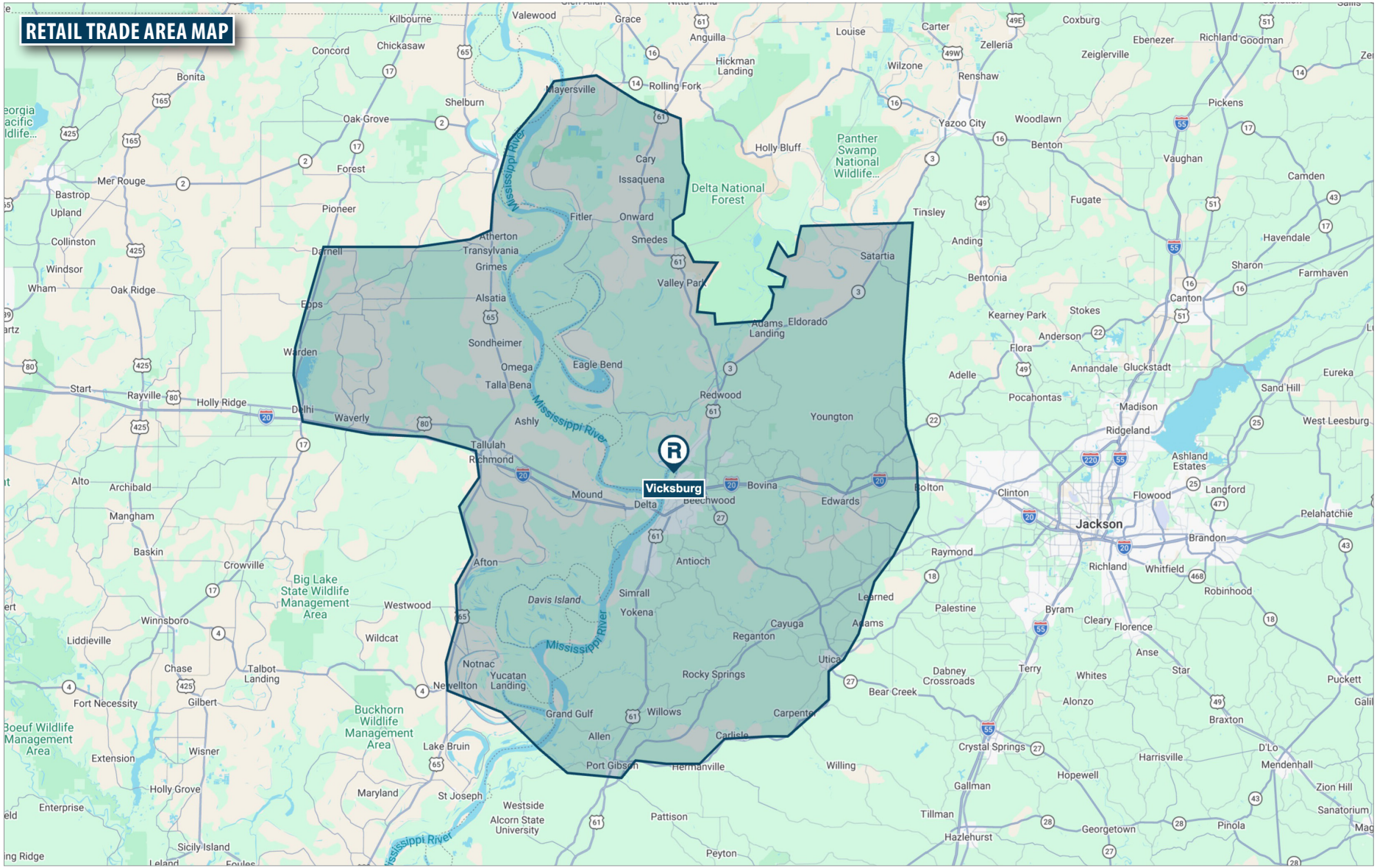


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