

# METROMARKETPLACE

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## Property Description

Metro Marketplace consists of two floors in the former Gayfer's building located at the front entrance of Metrocenter Mall. We are offering more than 87,800 SF in the upper level of the building, which can be dedicated to one store or divided among many.

The entire bottom floor is occupied by Burlington Coat Factory, a new tenant as of August, 2007.

## Profile

Metro Marketplace is located in the center of Mississippi's capital city, minutes from downtown Jackson and adjacent to major interstate highways. The center is located within the city of Jackson's only major shopping mall, anchored by Belks, Sears, and Burlington Coat Factory. There are nearly 50,000 homes within a five-mile radius and no other major shopping center within ten miles.

**Location:** Metrocenter Mall, front entrance, upper level

**Total Area:** 87,800 SF, can be divided

**Entrances:** Two exterior entrances, one inside the mall

**Access:** Adjacent to I-220, Highway 80, I-20

**Parking:** Large parking lot with ample lighting

**Amenities:** Electric courtesy car provides security and escorts customers

## Renderings

This conceptual rendering shows how Metro Marketplace would appear with the upper level divided among several tenants. The building façade would take on the feeling of an open-air market with large windows, exterior signage, parking and mall access, and excellent visibility from major highways.



## Floorplans

The plans below are three possible schemes illustrating how Metro Marketplace can accommodate everything from one large store to a combination of smaller tenant spaces.

**One Tenant Floor Plan**



**Seven Tenant Floor Plan**



**Nine Tenant Floor Plan**



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## Metrocenter

Metrocenter is the largest enclosed shopping mall in Mississippi. They also have the only Sears within a 90 mile radius and now the second Burlington Coat Factory in the state and the only one within a 150 mile radius.

They are a two-level, enclosed, regional shopping center. There are six colleges all within ten miles of the mall: Jackson State University (6,820), Mississippi College (3,500), Millsaps College (1,146), Belhaven College (2,300), The University of MS Medical Center (2,000) and Hinds Community College – Rankin Campus (2,700).

They are anchored by Sears, Belk and Burlington Coat Factory. A retail mix of over 110 stores including Bath & Body Works, New York & Company, Lane Bryant, Victoria's Secret, Footlocker, Kid's Footlocker, Lady Footlocker and Zales Jewelers.



**Gross Leasable Area:** 1,154,000 SF

**Anchors:** Sears (only Jackson-metro location), Belk's, Burlington Coat Factory

**Security:** 24-hour video surveillance, security team

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## Southeast Properties

SouthEast Properties, LLC is a full-service development, management and brokerage firm specializing in retail development in the southeastern United States.

## Bios

### Yandell H. Wideman, President

A lifelong resident of Jackson, Mississippi, Yandell graduated high school from The McCallie School of Chattanooga, Tennessee and returned to Mississippi to attend The University of Mississippi, where he obtained his Bachelors of Business Administration degree. Yandell began in the banking industry specializing in all types of real estate lending and continued for 13 years. He also obtained a Juris Doctorate Degree from The Jackson School of Law at Mississippi College. He has served on several volunteer committees including United Way, Boy Scouts of America, Jackson Home Builders Association, and YMCA.

Upon leaving the banking industry, Yandell began his development career in 1985 and developed numerous office and retail projects in Mississippi and in the southeast with Wideman-LaFoe Company. In 1999, Yandell formed SouthEast Properties, LLC, which now serves as his primary development company. In 2006 Yandell received his CCIM Designation.

### Laura Cole McCrory, Director of Marketing

A graduate of Delta State University, Laura received her BBA with an emphasis in Business Management. She began her real estate career in 1994 with Ridgway Realty, Inc., where she learned many aspects of commercial real estate including property management, brokerage, and development. In 1996, Laura received her Real Estate Salesperson license and in May 2004 received her CCIM designation. Upon leaving Coldwell Banker Commercial Ridgway Lane & Associates in 2002, Laura began working with SouthEast Properties, LLC specializing in office space and retail leasing and tenant representation work.

Both Yandell and Laura are licensed real estate agents/brokers in the state of Mississippi. They also are members of the International Council of Shopping Centers.

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## Contact Southeast Properties

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## Links

**Southeast Properties** [http://seprop.com/seprop/sep\\_about\\_us.htm](http://seprop.com/seprop/sep_about_us.htm)

**Greater Jackson Alliance Mississippi** <http://www.metrojacksoneda.com/>

**Jackson Chamber of Commerce** <http://www.metrochamber.com/>