

RIVERBIRCH CENTER

Meridian, MS 39307

Shopping Center
Investment Opportunity

Offering Memorandum

Top Performing Walmart Shadow Anchor | Mix of National and Local Tenants | 100% Occupied

Top 15% of National Locations



MATTHEWS™

Exclusively Listed By



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Property Overview

Riverbirch Center
2514 Riverbirch Dr, Meridian, MS 39307



2514 Riverbirch Dr, Meridian, MS 39307

\$2,440,000

List Price

\$119

Price PSF

8%

Cap Rate

\$195,357

NOI

Investment Highlights

- Walmart shadow-anchored neighborhood retail center strategically positioned in Meridian, Mississippi, benefiting from strong daily traffic drivers and established consumer demand.
- 100% occupied multi-tenant asset featuring a diverse mix of national, regional, and local tenants, creating stable in-place cash flow and reducing rollover concentration.
- Offered at \$2,440,000, representing \$119 PSF and an attractive 8.00% Year 1 cap rate based on projected Year 1 NOI of \$195,357.
- Necessity-based tenant mix includes service, medical, financial, wireless, and beauty users, supporting durable tenancy and repeat customer traffic.
- Located within an established retail corridor just off of MS-19 ($\pm 13,500$ VPD), serving as a convenient shopping destination for the surrounding Lauderdale County trade area.
- Positioned in a market supported by healthcare, military, manufacturing, and transportation employment drivers, helping sustain daytime traffic and local spending.
- Regional draw from East Mississippi and West Alabama supports long-term relevance as Meridian functions as a primary commercial hub for surrounding communities.



 AT&T ±1,750 SF	 American Cash ±900 SF	OneMain Financial. ±1,890 SF	Lux Nail & Spa ±2,237 SF	Grace Beauty Supply ±3,000 SF	Mentor DBA REM East, LLC ±4,500 SF	DrChristy Minzava Do. ±3,200 SF	Whole Body Clinic ±1,650 SF	Edward Jones ±400 SF	Hair Braiders ±400 SF
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Riverbirch Dr



Meridian Community College
±3,100 Students and Faculty

Uptown Meridian



Meridian Regional Airport

±3 Miles Away



North Hills



ANDERSON
Regional Health System
±260 Beds and ±1,600 Employees



DOLLAR GENERAL



Mar-Ray Apartment
±92 Units

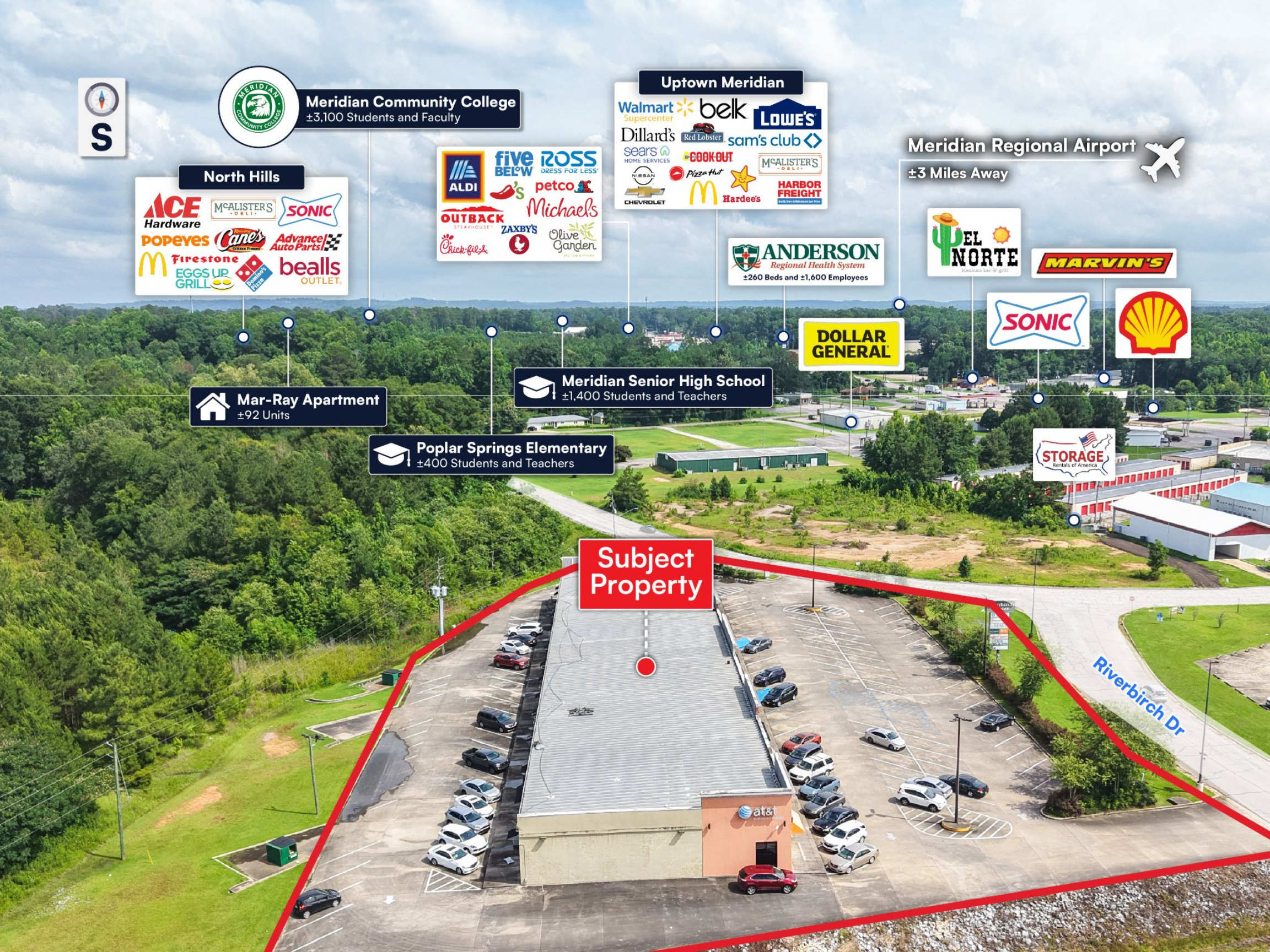
Meridian Senior High School
±1,400 Students and Teachers

Poplar Springs Elementary
±400 Students and Teachers



Subject Property

Riverbirch Dr





Naval Air Station Meridian
±21 Miles Away

 **Northeast Lauderdale High School**
±690 Students and Teachers

 **Briarwood Golf Course**

 **Riverbirch Residential**
±50 Single-Family Homes

Walmart 
Supercenter
Top 15% of National Locations
Source: AlphaMap

 **AT&T**

 **American Cash**

OneMain
Financial.

Lux Nail & Spa

Subject Property

Edward Jones

Riverbirch Dr

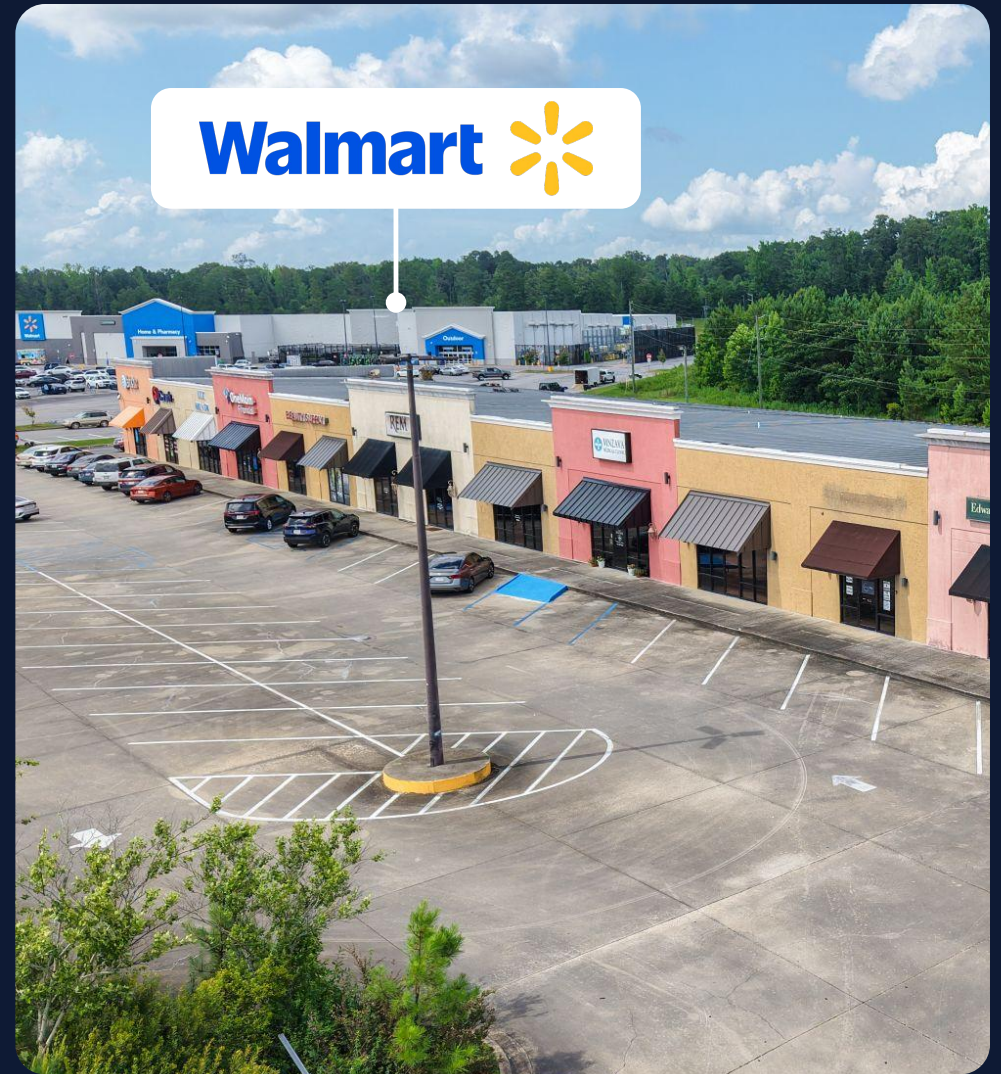
Asset Overview

Top Performing Walmart Shadow Anchor | Mix of National and Local Tenants | 100% Occupied

Name	Riverbirch Center	Year Built	2008
Address	2514 Riverbirch Dr	Gross Leasable Area	±20,577 SF
City, ST	Meridian, MS	Cap Rate	8%
Parcels	072-10-1-3568-000-00700	Current Occupancy	100%



Property Photos



Financial Overview

Riverbirch Center
2514 Riverbirch Dr, Meridian, MS 39307



Rent Roll

Ref #	Tenant	GLA (SF)	% of GLA	Term Start	Term End	Term Rem.	Avg Term	Annual Rent (\$)	Rent PSF Ann.	Rent PSF Mon.	Monthly Rent (\$)	Renewal Options	Lease Type
1	AT&T Spring Mobile	1,750 SF	8.50%	02/01/2013	07/31/2027	1.3 Years	14.5 Years	\$31,836	\$18.19	\$1.52	\$2,653	08/01/2027 - 07/31/2030 @ \$2,842.68, \$2,927.96 & \$3,015.80	Gross
2	American Cash	900 SF	4.37%	01/15/2021	05/31/2027	1.1 Years	6.4 Years	\$19,356	\$21.51	\$1.79	\$1,613	3 Year Options	Fixed CAM
3	One Main (prev. Springleaf Financial)	1,890 SF	9.19%	07/01/2025	06/30/2030	4.2 Years	5.0 Years	\$26,100	\$13.81	\$1.15	\$2,175	Renewals capped at compounded 3%/Year	NNN
4	Lux Nails Nail, Etc. Salon	2,237 SF	10.87%	12/07/2021	07/31/2033	7.3 Years	11.6 Years	\$22,800	\$10.19	\$0.85	\$1,900	08/01/2033 - 07/31/2038 @ \$2,500/Mo Net; 08/01/2028 @ \$3,000/Month Net	NNN
5	Grace Beauty Supply	3,000 SF	14.58%	04/26/2010	MTM	-	-	\$34,200	\$11.40	\$0.95	\$2,850	-	MG
6	Mentor DBA REM East, LLC	4,500 SF	21.87%	06/01/2020	11/30/2027	1.6 Years	7.5 Years	\$54,000	\$12.00	\$1.00	\$4,500	-	Gross
7	Dr. Christy Mnzava DO	3,200 SF	15.55%	09/12/2024	12/31/2029	3.7 Years	5.3 Years	\$36,000	\$11.25	\$0.94	\$3,000	Two, 5-Year: 01/01/2030 - 12/31/2034 & 01/01/2035 - 12/31/2039 (+\$1.00/SF)	NNN
8	Whole Body Clinic	1,650 SF	8.02%	04/01/2024	03/31/2029	2.9 Years	5.0 Years	\$19,200	\$11.64	\$0.97	\$1,600	-	MG
9	Edward Jones	1,000 SF	4.86%	10/01/2017	09/30/2027	1.4 Years	10.0 Years	\$15,600	\$15.60	\$1.30	\$1,300	-	NNN
10	Hair Braiders	450 SF	2.19%	11/29/2022	MTM	-	-	\$6,900	\$15.33	\$1.28	\$575	-	Gross
Occupied	10 Suites	20,577 SF	100%	WALT (Rent):	2.4 Years		8.2 Years	\$265,992	\$12.93	\$1.08	\$22,166		
Vacant	0 Suites	0 SF	0.00%	WALT (Area):	2.5 Years			\$0	\$0.00	\$0.00	\$0		
Total	10 Suites	20,577 SF	100%					\$265,992	\$12.93	\$1.08	\$22,166		

Year 1 Financial Overview

Financials (Historical)	2025		Year 1	
	Income	Total	\$ PSF	Total
Rental Income	\$198,031	\$9.62	\$265,992	\$12.93
Reimbursement Revenue	\$61,811	\$3.00	\$63,218	\$3.07
Extra Income Item	\$8,335	\$0.41	\$0	\$0.00
Effective Gross Revenue	\$268,178	\$13.03	\$329,210	\$16.00
Expenses	Total	\$ PSF	Total	\$ PSF
Real Estate Taxes	\$48,011	\$2.33	\$64,681	\$3.14
Insurance	\$9,057	\$0.44	\$9,329	\$0.45
Repairs & Maintenance	\$10,432	\$0.51	\$10,745	\$0.52
Landscaping	\$5,899	\$0.29	\$6,076	\$0.30
Pest Control	\$1,586	\$0.08	\$1,634	\$0.08
Electric	\$19,571	\$0.95	\$20,158	\$0.98
Utilities	\$7,666	\$0.37	\$7,896	\$0.38
Security/Porter	\$1,458	\$0.07	\$1,502	\$0.07
Other Operating Expense	\$1,900	\$0.09	\$1,957	\$0.10
General & Administrative	\$6,325	\$0.31	\$0	\$0.00
Property Management Fee	\$0	\$0.00	\$9,876	\$0.48
Total Operating Expenses	\$111,904	\$5.44	\$133,853	\$6.50
Net Operating Income	\$156,273	\$7.59	\$195,357	\$9.49
Capital Reserves	\$0	\$0.00	\$5,144	\$0.25
Cash Flow Available for Distribution	\$156,273	\$7.59	\$190,213	\$9.24

Financial Overview

	Year 1	
Income	Total	PSF/Yr
Potential Base Rent (+)	\$265,992	\$12.93
Gross Potential Rent	\$265,992	\$12.93
Expense Reimbursements		
CAM	\$27,040	\$1.31
Insurance	\$3,775	\$0.18
Real Estate Taxes	\$26,175	\$1.27
Management Fee	\$6,229	\$0.30
Total Expense Reimbursements	\$63,218	\$3.07
Gross Potential Income	\$329,210	\$16.00
Vacancy Factor (0.0% of GPI)	\$0	\$0.00
Effective Gross Revenue	\$329,210	\$16.00
Expenses		
CAM	\$49,967	\$2.43
Insurance	\$9,329	\$0.45
Real Estate Taxes	\$64,681	\$3.14
Management Fee (3.0% of EGR)	\$9,876	\$0.48
Total Operating Expenses	\$133,853	\$6.50
Net Operating Income	\$195,357	\$9.49



Market Overview

Riverbirch Center

2514 Riverbirch Dr, Meridian, MS 39307





MERIDIAN, MS

Meridian, Mississippi serves as a regional commercial hub for East Mississippi and West Alabama, anchored by healthcare, military, manufacturing, and transportation sectors. Positioned along Interstate 20/59 and U.S. Highways 11, 19, and 45, the city benefits from steady commuter traffic and regional draw from surrounding rural communities. Retail corridors along North Hills Street and MS-19 capture daily consumer traffic driven by established residential neighborhoods, employment centers, and national retailers. The presence of Naval Air Station Meridian and multiple medical campuses supports consistent daytime population levels and consumer spending.

The city's moderate cost of living, stable household base, and limited new retail construction create a balanced supply environment. Meridian functions as a primary shopping destination within Lauderdale County, attracting consumers from neighboring counties lacking comparable retail concentration. Retail demand is primarily driven by necessity-based tenants, quick-service restaurants, medical users, and service-oriented retailers. The combination of regional accessibility and established infrastructure positions the area as a stable small-market retail environment with long-term tenant demand supported by essential services and community-serving businesses.

Major Area Employers



Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,267	19,183	33,930
Current Year Estimate	1,390	20,681	35,938
2020 Census	1,459	21,918	37,283
Growth Current Year-Five-Year	-8.84%	-7.24%	-5.59%
Growth 2020-Current Year	-4.74%	-5.65%	-3.61%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	529	8,041	14,166
Current Year Estimate	584	8,800	15,216
2020 Census	602	9,022	15,188
Growth Current Year-Five-Year	-9.50%	-8.62%	-6.90%
Growth 2020-Current Year	-3.02%	-2.46%	0.18%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$56,416	\$52,146	\$62,298

EDUCATION & ECONOMY

Meridian's economy is supported by a mix of healthcare, education, government, military, retail, and manufacturing employment. Healthcare and social assistance represent the area's largest employment sector, followed by educational services and retail trade, creating a substantial daytime population that supports local businesses and consumer spending. The city's strategic location along Interstate 20/59 and several major U.S. highways continues to support distribution, logistics, and regional commerce. Retail sales exceeded \$1.4 billion in 2022, demonstrating Meridian's importance as a shopping and service hub for surrounding counties that have more limited retail offerings.

Education serves as both a major employment sector and a key economic asset for Meridian. Educational services rank among the area's largest industries, providing a steady workforce and supporting long-term economic growth.

Key Education Institutions



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