

FOR SALE

SOUTHAVEN RETAIL PORTFOLIO : LAKEVIEW COMMONS

8946 Airways Boulevard,
Southaven, MS 38671

8936 Airways Boulevard,
Southaven, MS 38671



- Cap Rate at 7.40%
- Value-add opportunity
- Projected Pro Forma
NOI: \$166,464

ASKING \$2,250,000

Melanie Myers Bland, Principal Broker
Phone: 901-351-7795
Email: melanie@myerscre.com
License TN:#288335 MS: #22327

RL Morgan, CCIM Affiliate Broker
Phone: 901-387-8986
Email: RL@myerscre.com
License: TN:#366850 MS:#58299



PROPERTY INFORMATION: Lakeview Commons

Package Purchase Price

\$2,250,000

Submarket

Southaven-Hornlake

Total Acreage

2.27 acres

Buildings

Two



Address	8936 Airways Blvd., Southaven, MS 38671
Parcel ID	1074192400000200
Property Type	Storefront Retail
Size (SF)	5,465 SF
# of Tenants	3
Year built	2008
Site acreage	1.01 acres
Parking	20 parking spots
Zoning	C-1



Address	8946 Airways Blvd., Southaven, MS 38671
Parcel ID (s)	1074192400000100
Property Type	Storefront Retail
Size (SF)	5,465 SF
# of Tenants	3
Year built	2007
Site acreage	1.26 acres
Parking	20 parking spots
Zoning	SPLIT C-1/PO

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

773 East Brookhaven Circle
Memphis, TN 38117
Phone: 901-761-5595
www.myerscre.com



PROPERTY OVERVIEW

Lakeview Commons represents a rare, cash-flowing retail investment opportunity in ZIP code 38671 — a fast-growing Southaven submarket. The center's 10,800 SF of retail space sits at the high-traffic corner of Airways Boulevard and Stateline Road, an intersection that provides ideal visibility and access for both residents and commuters. Strategically positioned within two miles of Baptist DeSoto Hospital and surrounded by more than 5 million square feet (SF) of industrial space, the property benefits from a robust daytime population of 21,900 employees and over 2,000 nearby businesses. Given tight supply of well-positioned, stabilized retail centers in Desoto County, the recent vacancy at Lakeview Commons presents a unique value-add opportunity for investors to unlock additional upside. With strong demand along the Airways corridor and continued economic growth in the Southaven submarket—further bolstered by major investments such as xAI's expansion into the area—a new owner is well-positioned to lease the available space at competitive market rates. This lease-up potential, combined with the property's existing cash flow, offers a clear path to increasing NOI and long-term asset appreciation.



FINANCIAL ANALYSIS & RENT ROLL

SUMMARY

Year Built:	2008	Total SQFT:	10,930	No. of Tenants:	5	Occupancy:	78 %
# of Buildings:	2	Acres:	2.27	Sales Price:	\$2,250,000	Price PSF:	\$208

RENT ROLL

Address	Tenant	SQFT	Rent including NNN/Month	Rent including NNN/Year	Lease Start & Expiration	Notes
8946 Airways Blvd. – Suite 1	Republic Finance	1,920	\$2,675	\$32,100	9/1/24-08/30/29	Tenant since 2008
8946 Airways Blvd. – Suite 2	Liquor Store	2,280	\$3,358	\$40,296	1/1/24 – 12/31/28	Tenant since 2015
8946 Airways Blvd. – Suite 3	Skin by Donna	1,265	\$2,440	\$29,280	7/1/21 – 9/30/26	Tenant since 2021
8936 Airways Blvd. – Suite 4	Vape Cloud	1,265	\$2,044	\$24,528	12/1/22 – 11/30/27	Options must be agreed by both
8936 Airways Blvd. – Suite 5	VACANT	2,400	\$3,600	\$43,200*	---	*Proforma
8936 Airways Blvd. – Suite 6	Supreme Hot Wings	1,800	\$3,591	\$43,092	4/1/26 – 3/31/29	Tenant since 2010
				\$212,496	Recent parking lot repaving & LED lighting in center	

2025 EXPENSES	
Taxes	\$22,546
Insurance	\$6,550
Maintenance	\$10,230
Utilities	\$6,706
Gross Expenses	\$46,032

PROFORMA NET OPERATING INCOME(NOI) ANALYSIS	
CAP RATE	7.40%
Gross Income	\$212,496
Total Expenses	\$46,032
Proforma NOI	\$166,464

SOUTHAVEN RETAIL PORTFOLIO LAKEVIEW COMMONS

8936 & 8946 Airways Blvd. Southaven, MS 38671

DISCLAIMER: All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service.

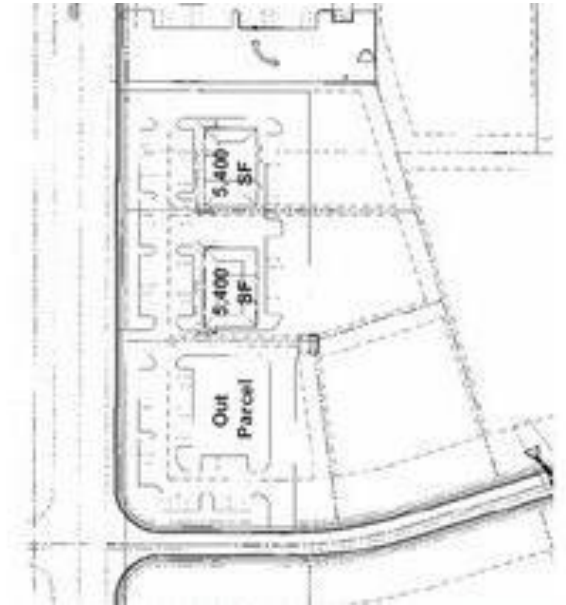
©Copyright 2011-2023 CRE Tech, Inc. All Rights Reserved.



PROPERTY PHOTOS



AERIAL VIEW



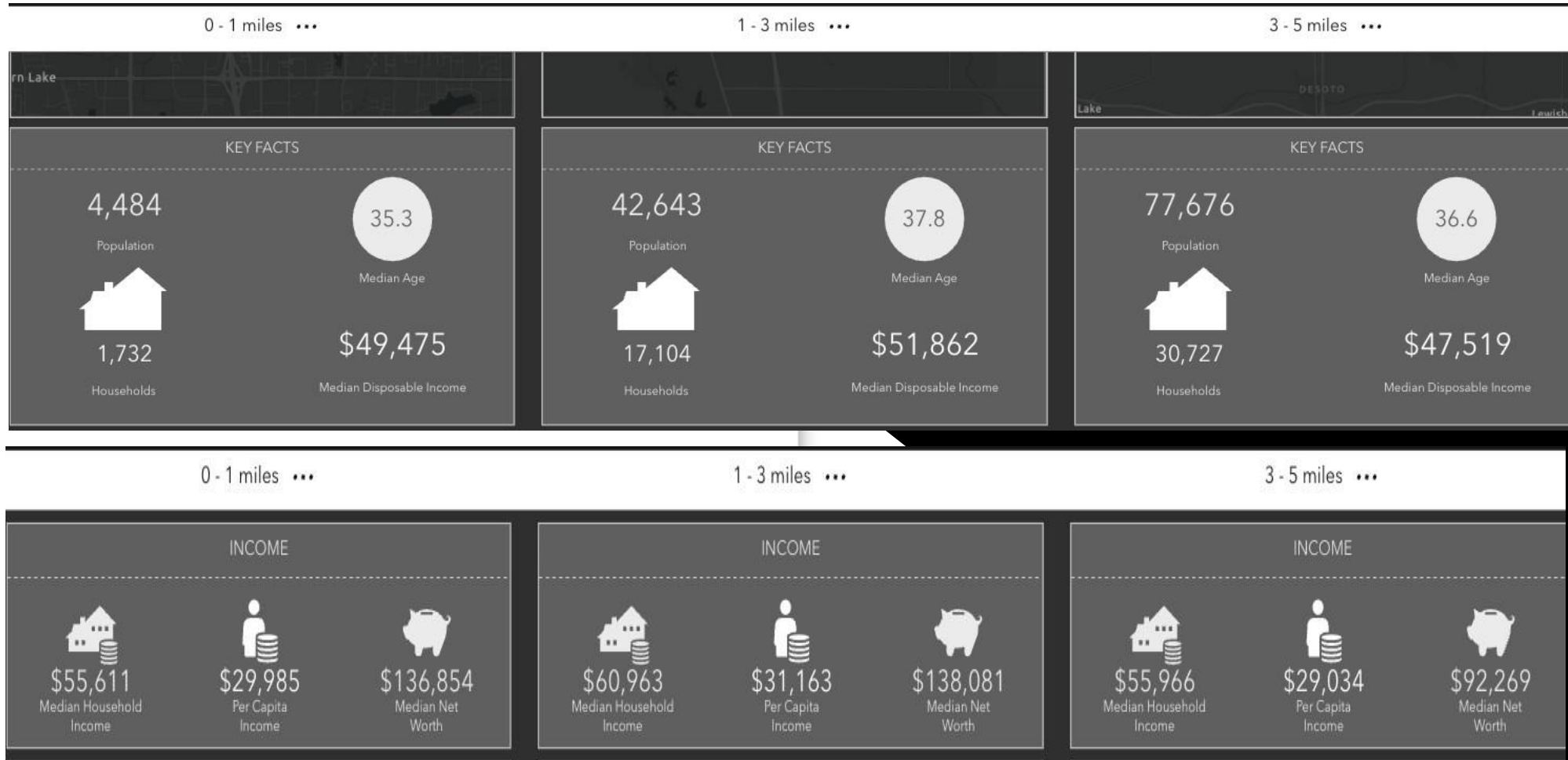
SITE PLAN



SIDE/EXTERIOR VIEW

DEMOGRAPHIC & INCOME (1/3/5 MILE RADIUS)

With a younger-skewing population, solid educational attainment, and household incomes that support neighborhood-level retail, the surrounding community demonstrates healthy consumer fundamentals.



SOUTHAVEN RETAIL PORTFOLIO LAKEVIEW COMMONS

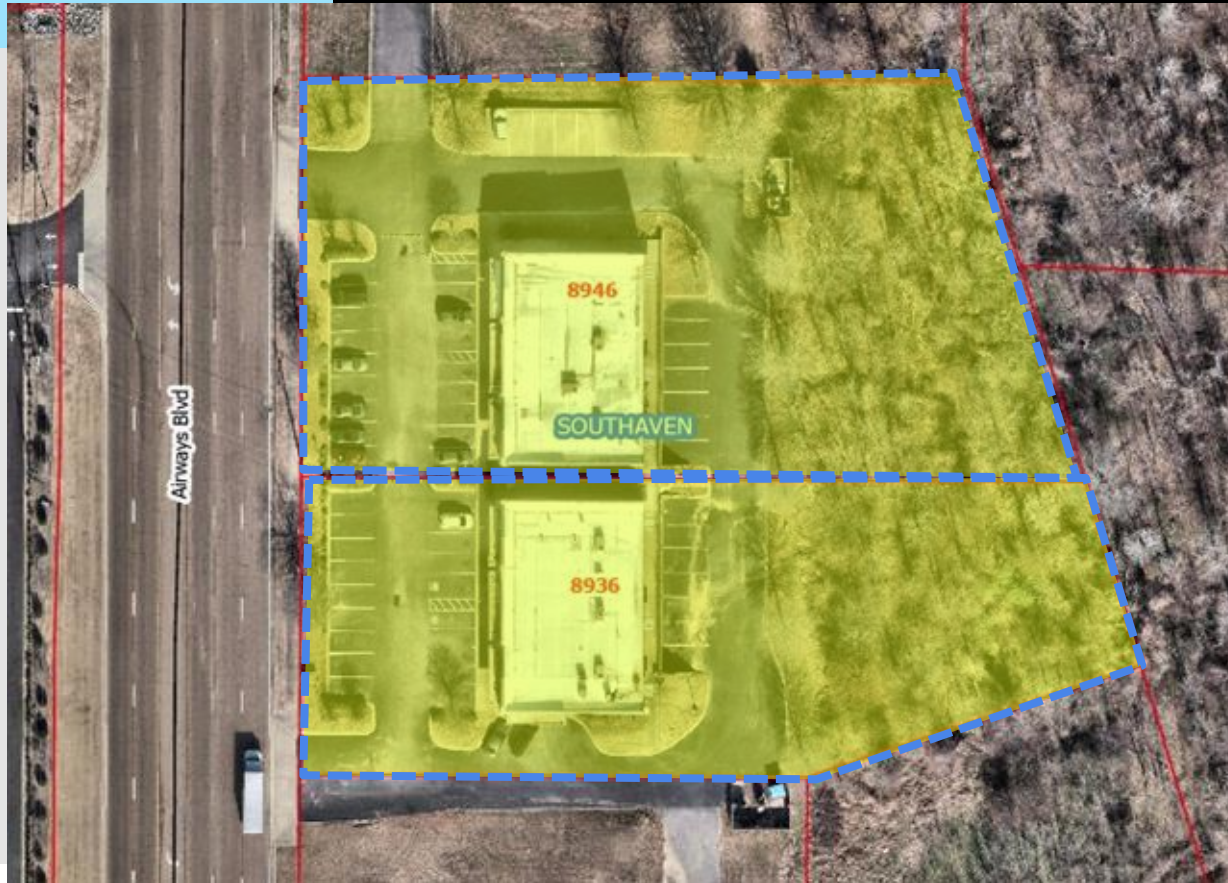
8936 & 8946 Airways Blvd. Southaven, MS 38671

DISCLAIMER: All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service.

©Copyright 2011-2023 CRE Tech, Inc. All Rights Reserved.

CONTACT US

SOUTHAVEN RETAIL PORTFOLIO: LAKEVIEW COMMONS



Melanie Bland, Principal Broker

License: TN #288335 MS: #22327



901-761-5595



melanie@myerscre.com



773 East Brookhaven Circle
Memphis, TN 38117 United States

RL Morgan, CCIM Affiliate Broker

License: TN #366850 MS: #58299



901-387-8986



RL@myerscre.com

