



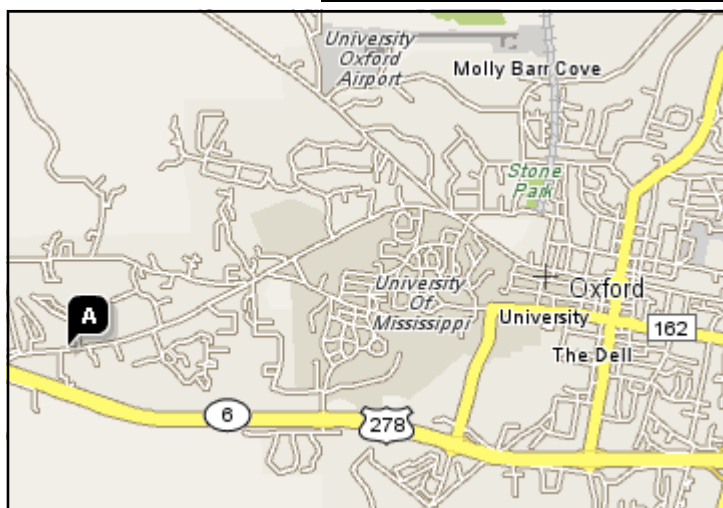
# Retail Space Available

Oxford Marketplace  
2530 West Jackson Avenue  
Oxford, Mississippi

- NOW LEASING - 2,500 s.f., 1,800 s.f., and 1,640, and 1,394 s.f. suites
- Oxford Marketplace is less than 1/2 mile from University of Mississippi ("Ole Miss") - 17,323 students and over 2,369 staff members
- WAL-MART Anchored - the next nearest Wal-Mart is over 20 miles away



Demographics (2006 Estimates)			
	3-Mile Radius	5-Mile Radius	7-Mile Radius
Population	16,572	27,024	30,824
Avg. HH Income	\$45,903	\$50,240	\$51,407
Growth 1990-2000	10.47%	17.82%	20.60%



- Join Wal-Mart Supercenter, Goodwill, Lenny's Subs, GameStop, Radio Shack, Shoe Dept., Cato, and Dollar Tree
- Oxford is a rapidly growing market - 20% population growth from the City of Oxford and the University of Mississippi's enrollment
- Ample parking, high roadside visibility, and easy access at a

DISCLAIMER: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective



For Leasing Information:  
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# The Oxford Marketplace

## Oxford, Mississippi

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### Tenant Roster

Anchor	Wal Mart Supercenter
2540	Goodwill
50-6	Radio Shack
<b>50-7</b>	<b>AVAILABLE - 1,800 s.f.</b>
50-9	Shoe Show
50-11	Cato
<b>50-13</b>	<b>AVAILABLE - 2,500 s.f.</b>
50-15	Dollar Tree
70-1	Thomas Bros. Formalwear
70-2	West Jackson Wine & Spirits
70-3	Purpose Financial
70-4	Papitos Mexican Restaurant
70-5	Maharaja Fine Indian Cuisine
70-6	Quality Flooring
<b>80-29</b>	<b>AVAILABLE - 1,640 s.f.</b>
80-30	OEC Japanese Express
80-31	Lenny's Subs
80-32	GameStop
<b>80-33</b>	<b>AVAILABLE - 1,394</b>
80-34	Provisions
80-35	Paint & Pen
80-36	In The Bag
80-37	Sleep Unlimited
80-38	Physiotherapy Associates
80-39	Citi Financial
80-40	Bethany's Day Spa & Salon
80-42	Ultra Tan

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