

# Spotlight listing: Edgewater Mall, Biloxi, MS

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Details on the **8,300+** major open-air shopping centers, lifestyle/specialty, entertainment mixed-use, value retail and enclosed malls in the U.S. and Canada which are approximately 200k sq ft and larger in size, their **316,193** associated tenants and **16,957** VIP contacts.

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PO Box 837  
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(845) 348-7000  
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## Spotlight Listing #133

**Edgewater Mall**  
2600 Beach Blvd.  
(Beach Blvd. (Hwy 90) & Eisenhower Dr.)  
Biloxi, MS 39531

### Details/Physical Features

Center Classification: Regional Center  
Retail GLA: 867,000 sqft.  
Design of Center: Enclosed  
Number of Stores: 105  
Year Opened / To Open: 1963  
Number of Levels: 1 - Shape: Rectangle - 66 acres  
Number of Parking Spaces: 3,700  
Center contains a Food Court: Yes (334 seats)  
Last Completed Renovation / Expansion: 2007

**Comments:** Edgewater Mall is the only enclosed mall on the Mississippi Gulf Coast. Edgewater Mall's primary market population is 163,311 and shoppers have an average household income of \$ 57,143.

### Sales/Market Data

MSA (Metropolitan Statistical Area): GULFPORT-BILOXI, MS  
Nearest Major City: Mobile  
Distance to Nearest Major City: 62.0 miles  
Sales per sq.ft. (excluding anchors): \$350  
Nearest Competing Center: Bel Air Mall

### Leasing

Space Currently Available: Yes  
Types of Tenants Sought: All Types  
Center Has Outparcels: Yes  
Outparcel Space Available: Yes  
Center Accepts Temporary Tenants: Yes  
Center Can Provide Cart / Kiosk: Yes  
Temporary In-Line Space Available: Yes

### Trend Demographics (\*source Scan/US)

Population of Primary Market: 163,823 (within 10 miles)  
Average Household Income: \$58,399 (within 10 miles)  
Number of Households: 65,820 (within 10 miles)  
Median Age Statistics: 39.3 years (within 10 miles)

Information as of: 5/9/2018

County: Harrison

## Owner Developer:

American National Insurance Co

### Additional VIP contact details:

- Owner/Developer
- Leasing Agent
- Management
- Marketing Director
- Specialty Leasing

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See Page 2 for Tenant List

Note: \*As the DMM database is updated continually, above data is subject to change. For internal use only.

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<http://www.edgewatermall.com>

## Tenant List

<p><b>Anchor (4)</b> Belk 160,000 sq.ft. Dillard's 187,000 sq.ft. JCPenney 100,684 sq.ft. Sears 131,793 sq.ft.</p>	<p><b>Food &amp; Restaurants (15)</b> Arby's Auntie Anne's Belgians Chick-fil-A French Kiss Pastries Great American Cookies Mandarin Express McDonald's Moo Town New York Pizza Popcorn Plus Raising Cane's Subway Tokyo Express Yogurt Mountain</p>	<p><b>Specialty Store (12)</b> Bath &amp; Body Works Bombastic Claire's Dixie Leather GNC Lids M Vapes My Kind of Place Puzzles USA Sunglass Place Sunglass World UR Republic</p>
<p><b>Shoes (7)</b> Champs Sports Flip Flop Shops Foot Locker Journeys Lady Foot Locker Shoe Dept. Encore Underground by Journeys</p>	<p><b>Jewelry (9)</b> Gold Center Gold Outlet Jewelry Palace Kay Jewelers Reeds Jewelers The Gold Shop Traditional Jewelers Treasures Zales</p>	<p><b>Hi-Tech (6)</b> AT&amp;T Cell Craze Cell Max Cell Max II The Charger Shop Wireless Wizards</p>
<p><b>Women's Wear (8)</b> Bella Rose Boutique Charlotte Russe Francesca's Collections Luxe 83 Boutique Marisol's Rainbow Southern Trends Victoria's Secret</p>	<p><b>Men's Wear (3)</b> Men's Avenue Men's Wearhouse Smash Clothing</p>	<p><b>Services (4)</b> Aqua Massage ATM (Eco) Masquerade Alterations Sears Auto Center</p>
<p><b>Children's Apparel (3)</b> Crazy 8 Justice The Children's Place</p>	<p><b>Gifts, Cards, Books (4)</b> Books-A-Million Gulf Coast Cards &amp; Sports My Oh My Spencer's</p>	<p><b>Entertainment (4)</b> Games Inc PLAYlive Nation Rock Climb Wall Zootari</p>
<p><b>Unisex/Family Clothing (9)</b> Aeropostale American Eagle Outfitters Buckle Chandeleur Outfitters City Gear Express Hot Topic Lust Clothing PacSun</p>	<p><b>Temporary Tenant (1)</b> The Epitome Smoke Shop</p>	<p><b>Miscellaneous (2)</b> Biloxi Police Department Murphy USA</p>
	<p><b>Barbers, Beauty (9)</b> Basta Beauty Gulf Coast Mobile Massage Spa Lee Nails MasterCuts Pin Ups Spa &amp; Boutique Proactiv Regis Salon Sephora (JCPenney) Trendsetters</p>	