

VANTAGE POINTE
At Riverwind

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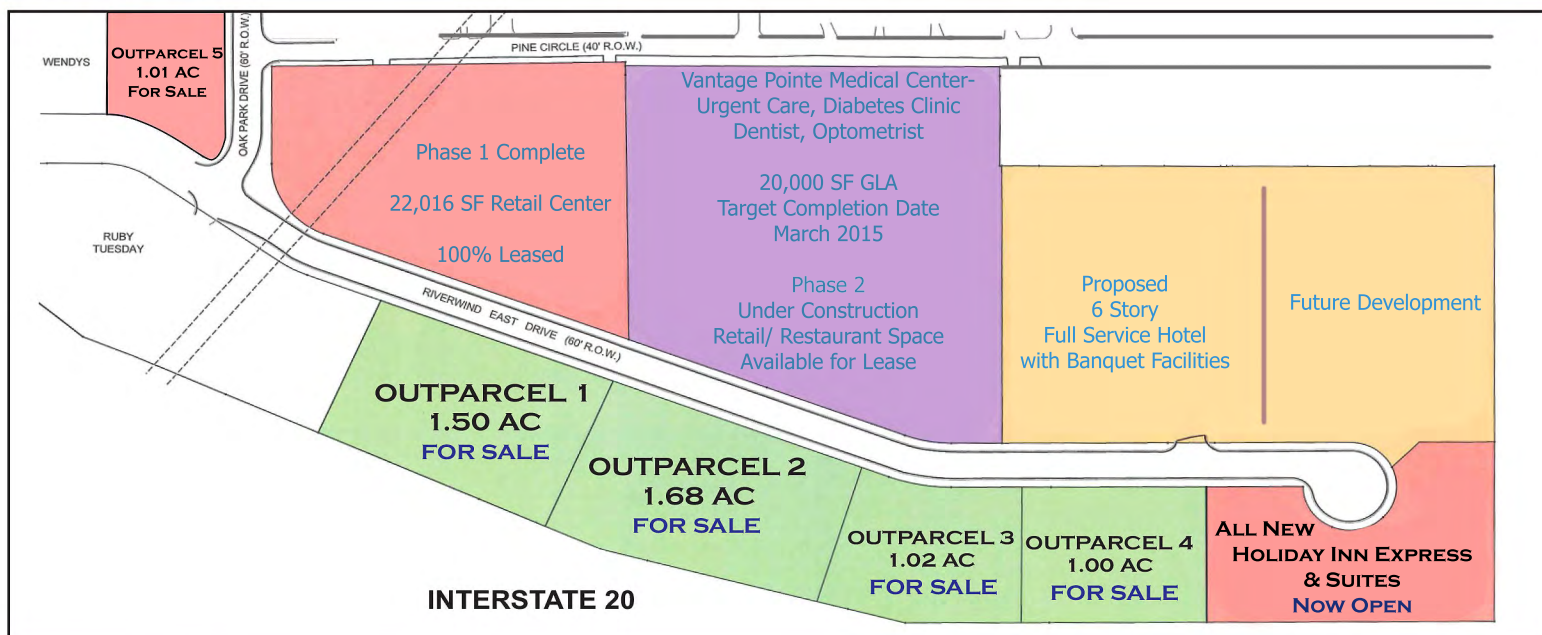
At Riverwind

NE CORNER OF INTERSTATE 20 & PEARSON RD., (RT.468) PEARL, MS

AERIAL



SITE PLAN



TENANTS



CONTACT INFO

VISHAL BAROT
vbarot@nvvdevelopment.com
617.270.6986

JAGDISH BAROT
jbarot@nvvdevelopment.com
601.672.9643

Pearl, Mississippi



Outparcels Available for Sale

Retail & Medical Space
Available for Lease in Phase 2

WHERE WE ARE



ADDRESS

200 RIVERWIND EAST DRIVE
PEARL, MS 39208

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DEVELOPMENT FEATURES

A 22 acre mixed-use development that is home to an appealing mix of retailers, professional service providers, and hospitality based businesses. The vision behind the development is to create an attractive stop over for travelers and a convenient asset to local residents.

Vantage Pointe has Optimal Visibility & Direct Access from I-20 & Pearson Road

The amount of influence a future occupant can have is an advantage for any business that comes to Vantage Pointe. Rather than forcing your business into a pre-existing space, our flexible, collaborative approach strives to build to suit to your unique needs and physical requirements.

Retail/Entertainment Destination- Sam's Club, Bass Pro Shops, Cinemark Tinseltown, Trustmark Park (2.5 MM visit Bass Pro & Trustmark Park Annually)

Eight major Hospitals less than 10 Minutes Away

Qualified Resort Area- exclusive rights to sell liquor/wine by the glass

TRAFFIC COUNTS

Highest Traffic Count in the State- Crossroads of the South

Interstate 20 108,000 ADT
Highway 80 26,000 ADT
Pearson Road 21,000 ADT

*Interstate 55 101,000 ADT
*Highway 49 53,000 ADT
*Converge within 2 miles of Site



NEW VISION VENTURES

**Proposed Site
Under Construction**

Vantage Pointe Medical Center

Riverwind East Drive, Pearl, MS



Description

- Convenient access to I-20, I-55, HWY 49 and HWY 80
- Intersection of I-20 and Pearson Rd
- Custom designed individual suites
- No clinical use or procedure restrictions
- Primary Care, Pain Management, Lab, Rehab Center, MRI, CT XRAY Imaging Center, Pharmacy and Medical Supply store

**LOCATION.
CONVENIENCE.
FREEDOM.**

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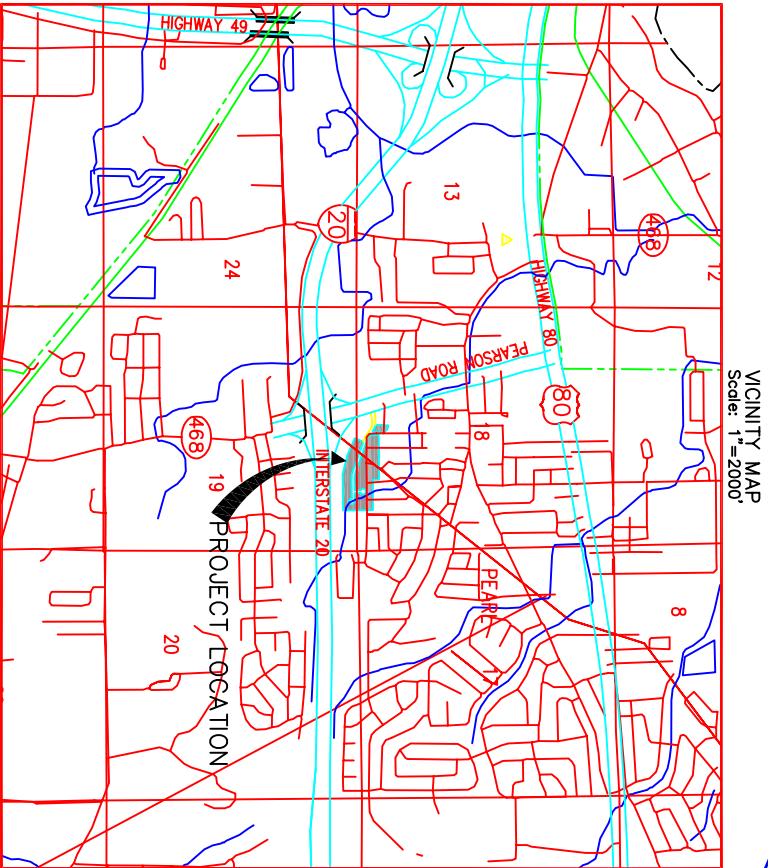
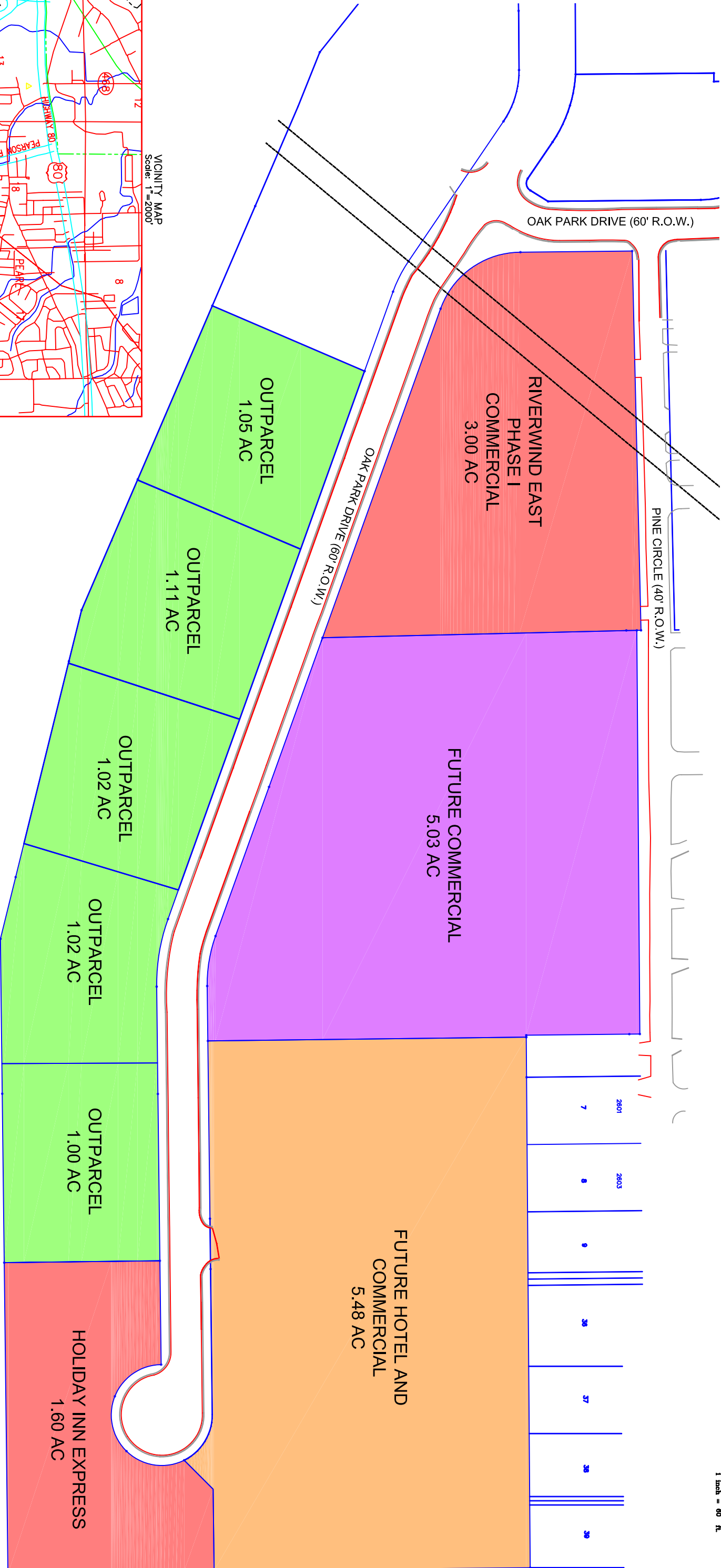
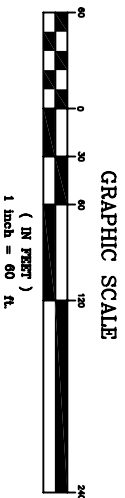


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REVISIONS			RIVERWIND EAST COMMERCIAL DEVELOPMENT PEARL, MISSISSIPPI *****	OVERALL DEVELOPMENT MASTER PLAN			 MENDROP-WAGES	DRAWN BY: K. BYARS CHECKED BY: R. VARNER SCALE: 1" = 50' DATE: MAY 2009 PROJECT NO.: C-601-04-09	SHEET NO. 1.1	
NO.	DATE	DESCRIPTION								BY
PATR: PLand ProjectsRiverwind East/DWG Master Planning				854 WILSON DRIVE SUITE A RIDGELAND, MS 39157 TEL (601) 898-5158 FAX (601) 898-5110						

