

FOR LEASE

PINPOINT



THE VILLAGE AT MADISON

100 MERCHANT STREET, MADISON, MS 39110

For More Information

BB MITCHELL

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SAM COX, SIOR

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190 EAST CAPITOL STREET | JACKSON, MS 39201 | 601.586.3220 | PINPOINTCRES.COM

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Building D (12,000 RSF Total)



OFFERING SUMMARY

Lease Rate:	Negotiable
Lease Type:	NNN
Development Size:	60,000 SF
Available SF - Building D	1,700 to 6,006 RSF
Acreage:	23 Acres
Sub-Market:	Old Town Madison
Zoning:	O-M

PROPERTY OVERVIEW

Pinpoint Commercial Real Estate is proud to present The Village at Madison available for lease. Conveniently located at the intersection of Madison Parkway and Main Street in Old Town Madison, this Class A Development consists of 60,000 SF of planned Restaurant, Retail and Professional Office Space, as well as Seventy-Five (75) Zero Lot Line homes a short walk away from the commercial portion of the development. Half Shell Oyster House was the first business to open in the development and is currently operational on site. The latest building in the development, Building D, is a 12,000 square foot multi-tenant building which will feature retail, restaurant, and office space. Building D is expected to be complete in Q1 of 2024. For more information, please contact Pinpoint Commercial @ 601.586.3220.

PROPERTY HIGHLIGHTS

- 12,000 SF Multi-Tenant Building D - Completed Q1 2024
- Class A Commercial Development
- Restaurant, Retail, Medical and Professional Office Space
- Seventy-Five (75) Zero Lot Line Residences On Site
- Minutes from I-55 and Hwy 51

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Alternate View: Building D (12,000 RSF Total).

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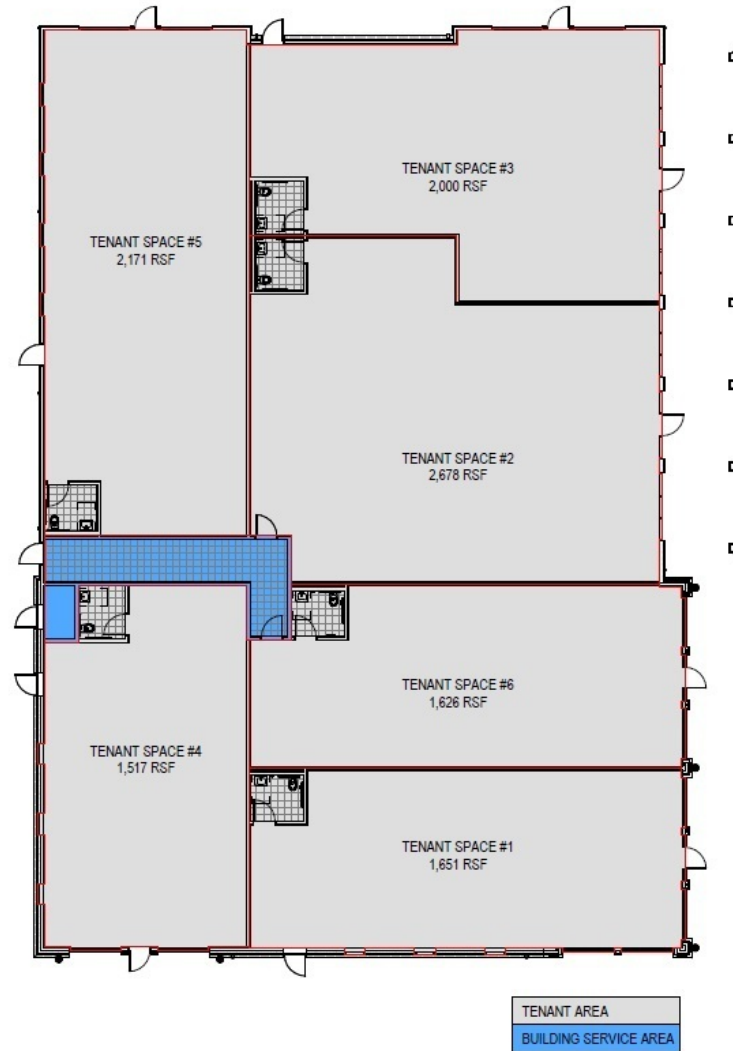
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BOMA Building D (12,000 RSF Total)

BOMA PLAN
1/16" = 1'-0"

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Tenant	Spaces Req'd.	Area
A Half Shell	68	6,100sf.
B Mixed Use	97	10,000sf.
Restaurant	89	8,000sf.
Retail	8	2,000sf.
C Restaurant or Event Lawn	28	2,500sf.
D Mixed Use / Retail	48	12,000sf.
E Mixed Use / Retail	20	5,000sf.
F Office - 2 Story	54	16,000sf.
G Micro Restaurant	22	2,000sf.
Total Parking Required	337	
Parking On-Site	308	
Parking Off-Site	45	
Total Available Parking	353	

Notes:

- O-M Zoning District
- Restaurant parking requirement:
1 space per 75 sf patron use +
1 space per employee on largest shift
- Retail / Service parking requirement:
1space per 250 gsf
- Office parking requirement:
1 space per 300 gsf
- Parking spaces width = 10' minimum



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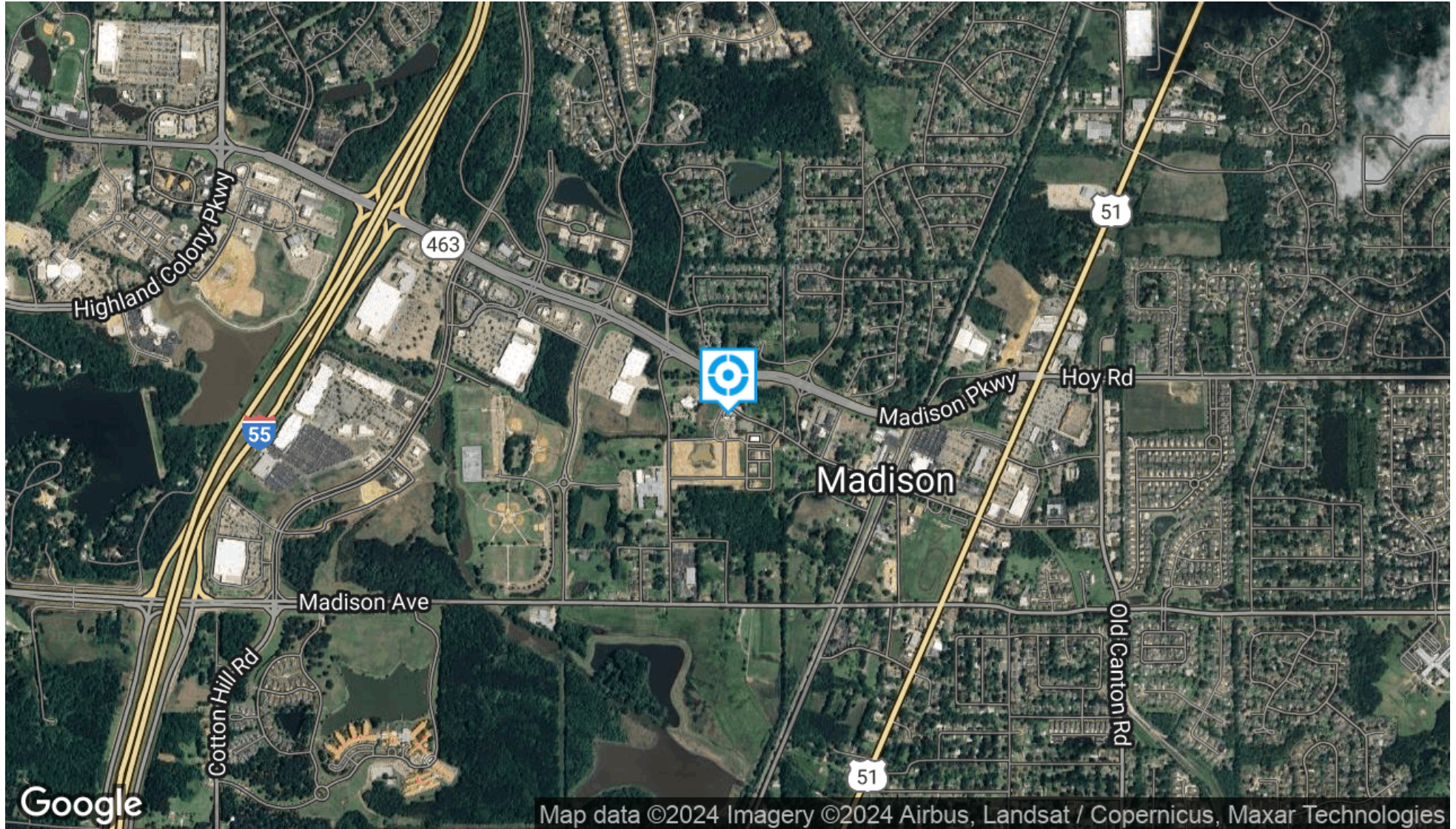
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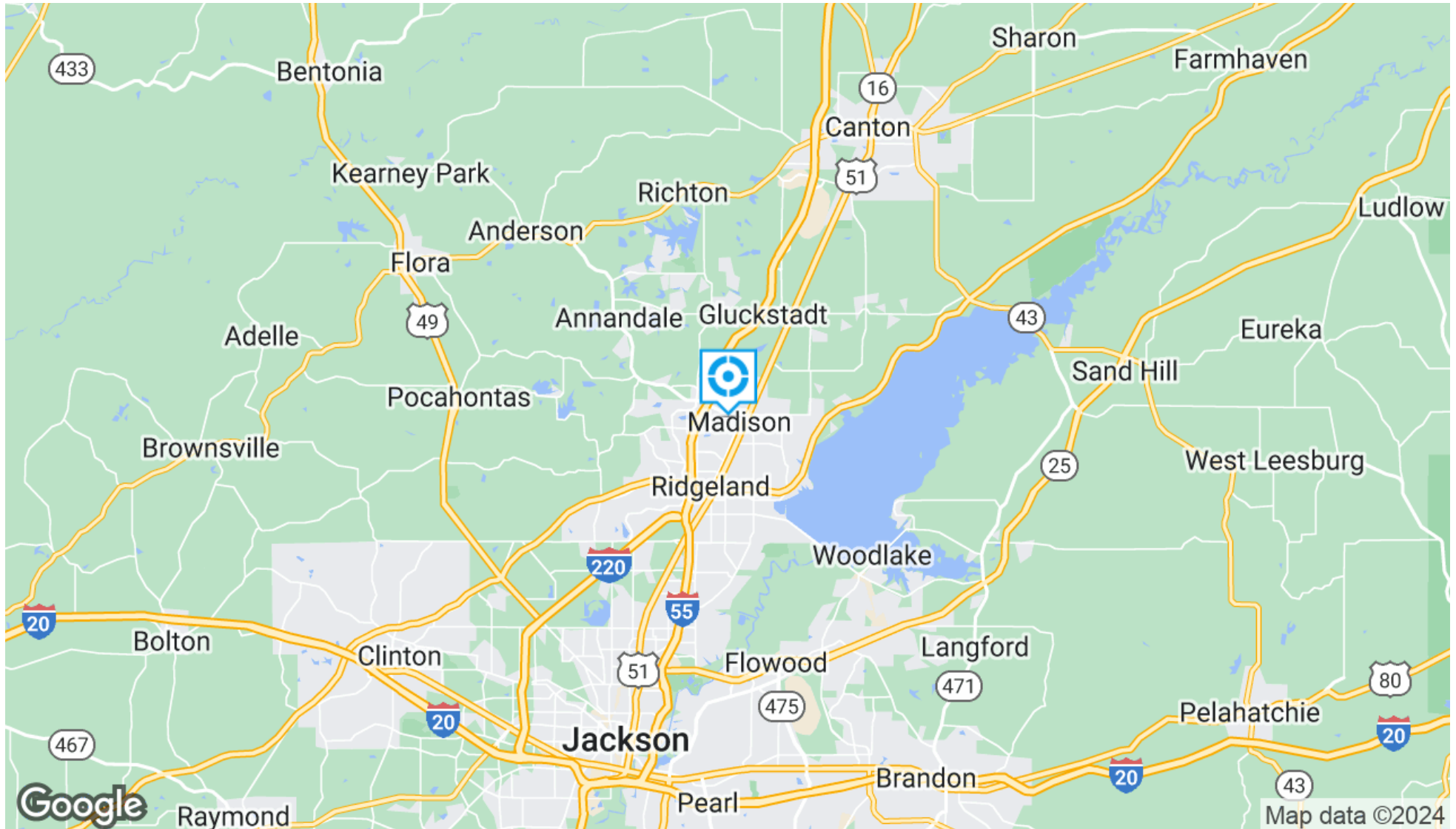
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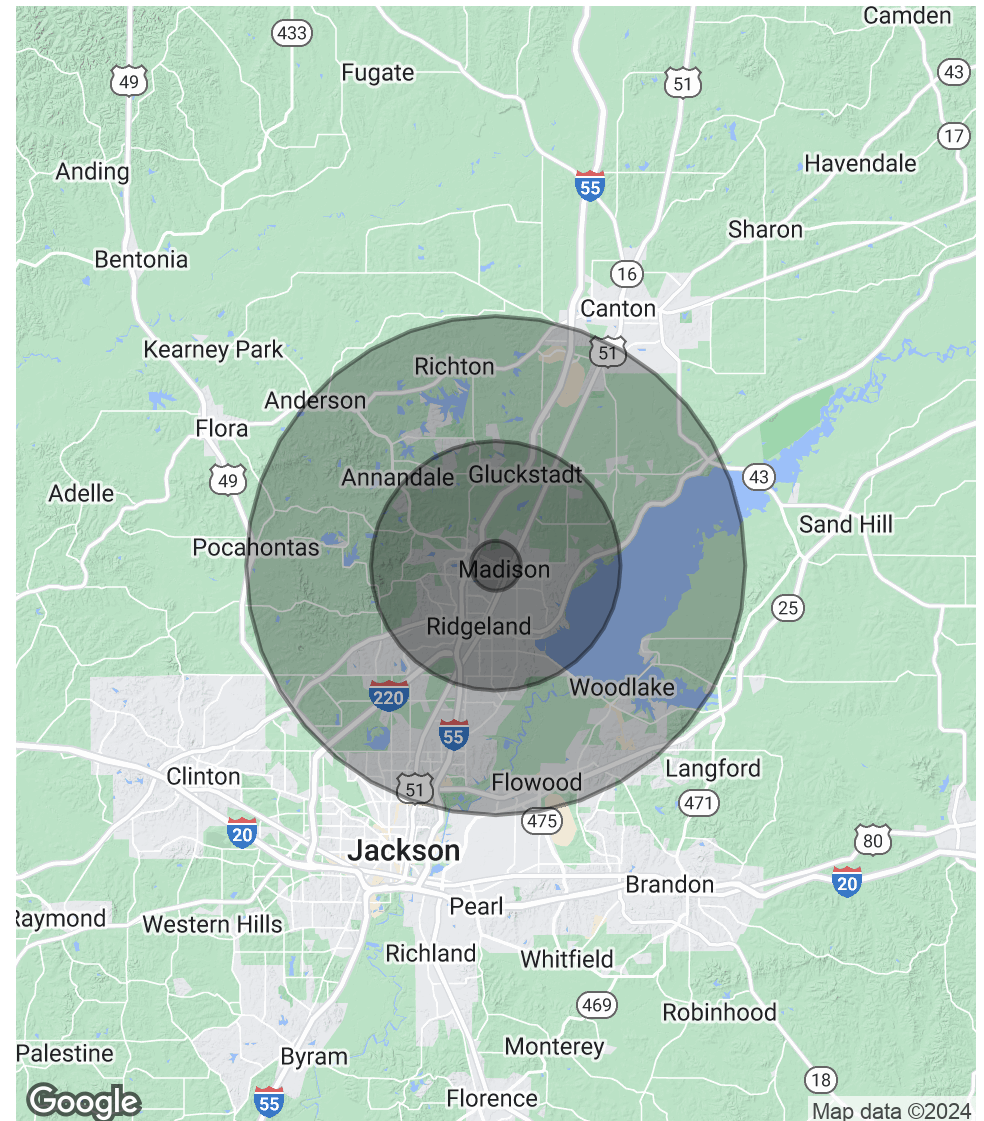
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,478	43,856	152,627
Average Age	38.9	38.0	36.2
Average Age (Male)	38.4	37.5	35.4
Average Age (Female)	39.6	38.4	36.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	552	16,874	60,346
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$117,440	\$103,527	\$80,449
Average House Value	\$213,762	\$272,489	\$226,320

* Demographic data derived from 2020 ACS - US Census



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BB MITCHELL

Vice President & Broker

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Direct: 601.586.3220 | Cell: 601.934.5008

PROFESSIONAL BACKGROUND

Ellis “BB” Mitchell is Vice President at Pinpoint Commercial Real Estate, LLC. Since joining the real estate industry, BB has successfully completed over 100 transactions to date. BB advises and represents clients in asset classes that include industrial, office, retail and land. His core duties include landlord representation, site selection, lease analysis, lease and sublease negotiations, as well as acquisition and disposition of assets.

Prior to joining Pinpoint, BB worked as a leasing agent for Olymbec USA LLC in Memphis, TN. BB was in charge of the leasing for a portfolio that included over 8 million square feet of industrial, flex and retail space in the Memphis MSA.

Before Olymbec USA LLC, BB worked as an accountant for the Office of the State Treasurer in Jackson, MS. BB graduated from the University of Mississippi with a bachelor’s degree of Accountancy and a minor in Real Estate. BB and his family attend Christ United Methodist Church in Jackson, MS.

Please contact BB at bb@pinpointcres.com

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President & Broker

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PROFESSIONAL BACKGROUND

Sam is the founder and president of Pinpoint Commercial Real Estate. Sam has built a large portfolio of clients with a primary goal to exceed their expectation in a reputable and professional manner. Sam is one of Mississippi's top producers, having completed over 100 million in real estate transactions.

His specialties include occupancy solutions for Landlords, representing Tenants in complex lease transactions, advising clients on site selection, acquisition/disposition of income producing property, assisting special servicers/lenders with non-performing assets, build-to-suit's, & third-party asset management.

Sam's attention to detail and ability to solve problems help clients make better decisions related to their real estate needs. Sam has been fortunate to have gain the trust of local, regional and national developers that see the value Sam brings to the process. Sam is a member of St. Joseph's Catholic Church in Gluckstadt, MS.

Please contact Sam at sam@pinpointcres.com

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