



920 E. County Line Road

SECOND-GENERATION MEDICAL SPACE FOR URGENT CARE, VETERINARY, DENTAL, OR DOCTOR'S OFFICE

Ridgeland, Mississippi



In Association with ParaSell, Inc. | A Licensed Mississippi Broker #23372



Now Leasing in Ridgeland, Mississippi

Pegasus is pleased to offer a 1,800 SF – 3,350 SF retail and medical spaces in the rapidly developing and family-friendly Ridgeland, Mississippi. The units are well-positioned and are shadow-anchored by Lowe's and directly adjacent to a seasoned Raising Cane's drive-thru fronting County Line Road ($\pm 31,000$ VPD).

The property is located in one of the trade area's most dominant retail corridors and is home to other national tenants as well, including Target, Big Lots, Home Depot, Ross Dress for Less, Burlington, Chick-fil-A, Starbucks and more. The property offers multiple ingress/egress points to E. County Line Road and the unit is well-suited for multiple uses including retail, service and QSR.

Property Highlights

- ± 3,350 SF Second-generation medical space for Urgent Care, Veterinary, Dental, or Doctors' offices
- ± 1,800 SF Endcap Retail Space Available
- Competitively Priced and TI Allowance available
- Multiple Points of Access to County Line Road as well as secondary roads
- Located directly on County Line Road for maximum exposure - 31,000 VPD
- Lowe's Home Improvement Outparcel





LifeStorage

TOYOTA

COURTYARD
Marriott

THE HOME
DEPOT

PETSMART

Olive Garden
ITALIAN KITCHEN

JOANN

Target

WEALTHHOSPITALITY
Hotels + Multifamily + Retirement Communities
Landmark Lifestyles Ridgeland
LUXURY ASSISTED LIVING COMMUNITY
81 Assisted Living Units & 27 Memory Care Units

DRURY
INN & SUITES

octapharma

burkes
OUTLET

BIG
LOTS!

Conn's

Tuesday Morning

Burlington

Furniture
World

LESLIE'S
POOL SUPPLIES
SERVICE & REPAIR.

MEN'S WEARHOUSE

CASUAL
MALE XL

MURPHY
USA

ExxonMobil

Hilton

Denny's

Chevron

CHIPOTLE
MEXICAN GRILL

Starbucks

INTERSTATE
55

92,000 VPD

EconoLodge

PartyCity

ROOM BY ROOM
furniture

T-Mobile

E COUNTY LINE RD - # 31,000 VPD

SHOE STATION

Advance America

LOWE'S
Home Improvement Warehouse

SUBJECT

verizon

THE HONEY BAKED
Ham CO

Raising
Cane's
CHICKEN FINGERS

403,500 visits in the
last 12 months per
Placer.ai



WEALTHHOSPITALITY
Hotels + Multifamily + Retirement Communities
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LUXURY ASSISTED LIVING COMMUNITY
81 Assisted Living Units & 27 Memory Care Units

DRURY
INN & SUITES



± 92,000 VPD



HUGHES HOUSE OF
BEAUTY & ESTHETICS



SUBJECT



403,500 visits in the
last 12 months per
Placer.ai



E COUNTY LINE RD - ± 31,000 VPD





Marshalls

DOLLAR TREE

ADIRONDACK FURNITURE
WHERE YOUR STYLE COMES HOME

Roses

OLD NAVY

at home
The Home Décor Superstore

TOYOTA

COURTYARD
Marriott

INTERSTATE
55

≈ 92,000 VPD

TJ-maxx

Chuck E. Cheese

Conn's

BIG LOTS!

burkes
OUTLET

octapharma

ROSS
DRESS FOR LESS®

Chick-fil-A

PROGRESSIVE

SHOE STATION

Tuesday Morning

Burlington

Furniture
World

LESLIE'S
POOL SUPPLIES
SERVICE & REPAIR

MEN'S WEARHOUSE

MURPHY
USA

CASUAL MALE
XL

ROOM BY ROOM
furniture

Denny's

Party City

HUGHES HOUSE OF
BEAUTY & ESTHETICS

T-Mobile

Advance America

Raising Cane's
CHICKEN FINGERS

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MDHS
MISSISSIPPI DEPARTMENT OF HUMAN SERVICES

BEYOND THERAPY
Physical, Occupational & Speech Therapy
for kids

GameStop
GEICO ups

verizon
...ESTD 1957...
THE HONEY BAKED
Ham CO

SUBJECT



Site Description

GLA:	7,689 SF
Lot Size:	2.91 AC
Year Built:	2006
Number of Stories:	1
Number of Buildings:	1
Parking Spaces:	36
Parking Ratio:	4.7:1,000
Total Units:	4



Jackson, Mississippi

Market Overview: Ridgeland, Mississippi

Situated just north of Jackson, the capital of Mississippi, Ridgeland is convenient to the state’s largest metropolitan area while offering some of the state’s finest shopping, dining, arts and entertainment. The community fosters friendly neighborhoods, healthy lifestyles and clean parks and streets.

Ridgeland has an award-winning master plan that is being used to guide the community development efforts, incorporating green spaces and smarter developments. Ridgeland is recognized as a Tree City USA, a Bicycle Friendly Community, and has been ranked in the “Top 100 Places to Live” by *MONEY® Magazine*.

Demographics	1-Mile	3-Mile	5-Mile
Population	5,608	48,874	86,470
Average Household Income	57,806	\$71,892	\$83,323
Households	2,357	20,890	35,615



Leasing Team



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