



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











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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