

# 201 RING RD JACKSON

# CONFIDENTIALITY AGREEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 201 Ring Rd, Ridgeland, MS 39157 ("Property"). It has been prepared by Cedar William. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Cedar William. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Cedar William, nor their officers, employees, or agents, makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Cedar William expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or any of its affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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# PROPERTY SUMMARY

Cedar William presents a premier investment opportunity to acquire a 100% fee simple interest in a retail property located at 201 Ring Rd, Ridgeland, MS 39157. This property, is an outparcel strategically situated and part of Northpark Mall in Ridgeland, MS.

Northpark Station at 201 Ring Rd is a 15,023-square-foot commercial property located in a highly desirable area of Ridgeland, Mississippi. Constructed in 2004, this property is part of a dynamic retail environment, featuring tenants such as Subway, C&C Catering, Vap Con, Super Clean Laundry, and Exclusive Cuts. The property is well-maintained and offers ample parking and excellent accessibility.

## • Property Highlights:

**Strong Tenant Mix:** Diverse tenant base ensures a stable income stream and reduced risk. Tenants include Subway, C&C Catering, Vap Con, Super Clean Laundry, and Exclusive Cuts.

**Excellent Accessibility:** The property is easily accessible from major highways and has high visibility, attracting significant foot traffic.

**Ample Parking Strategic Location:** 89 parking spaces available, providing convenience for customers and tenants. Positioned in a prime retail corridor, benefiting from proximity to Northpark Mall and other major retail anchors.

**Economic Resilience:** Ridgeland has a robust local economy with strong employment sectors in healthcare, education, retail, and finance.

**Community Engagement:** The property is part of a vibrant community with excellent schools and a high quality of life, making it an attractive location for both tenants and customers.

## • Northpark Mall:

Northpark Mall is a major retail destination in Ridgeland, MS, attracting shoppers from across the Jackson metropolitan area.

**Anchor Stores:** The mall features well-known anchor stores such as Dillard's, JCPenney, and Belk.

**Specialty Stores:** A diverse range of specialty stores including Bath & Body Works, Victoria's Secret, and Foot Locker.

**Dining Options:** Various dining options available within the mall, including Chick-fil-A, Sarku Japan, and Great American Cookies.

**Entertainment:** Northpark Mall also offers entertainment options such as a movie theater and a children's play area, enhancing its appeal as a family-friendly destination.

# PROPERTY DETAILS

Address:	201 Ring Rd, Ridgeland, MS 39157
County:	Madison County
Parcel:	072I-31D-001/01.05
Google Link:	<a href="https://maps.app.goo.gl/Ua6Jg2pDBsq5f19r6">https://maps.app.goo.gl/Ua6Jg2pDBsq5f19r6</a>
Building Size:	15,401 SF
Land Area:	1.7067 Acres 74,677 SF
Units:	11
Tenants:	7
Built/Renovated	2005, 2013/2018
Parking:	89 Spaces
Construction:	Masonry
Type:	Retail Strip Center
Sprinklers:	Yes
Occupancy:	100%
WALT:	3.49 years
Frontage:	243' on Ring Rd   141' on Wheatley St
VPD:	40k on E County Line
Opportunity Zone:	Yes

# FINANCIAL OVERVIEW

Occupancy:	100%
GOI:	\$267,125
Expenses:	\$62,145
Net Operating Income:	\$200,655
Asking Price:	\$2,230,000
Cap Rate:	9.0%

# RENT ROLL

Tenant	Unit	Square Footage	Lease Start	Lease End	Rent Mo.	CAM	Total
Restaurant   Affrishoppi LLC (Haddy Gomez)	Suite 10	1,380	4/1/2022	3/31/2025	\$2,300.00	\$0.00	\$27,600.00
Rose Nail Salon	Suite 15	1,231	1/30/2024	2/7/2029	\$2,000.00	\$0.00	\$24,000.00
Alsalem Grocery (Alsalem Market LLC)	Suite 20	1,250	12/1/2023	12/31/2028	\$6,000.00	\$0.00	\$72,000.00
Alsalem Grocery (Alsalem Market LLC)	Suite 25	1,250		12/31/2028	\$0.00	\$0.00	\$0.00
Alsalem Grocery (Alsalem Market LLC)	Suite 30	1,250		5/31/2028	\$0.00	\$0.00	\$0.00
Alsalem Grocery (Alsalem Market LLC)	Suite 35	1,250		5/31/2028	\$0.00	\$0.00	\$0.00
Residual Supply Clothing	Suite 40	1,250	4/1/2022	3/31/2025	\$1,850.00	\$3,125.00	\$25,325.00
David Vasquez Barbershop	Suite 45	1,250		3/31/2025	\$1,750.00	\$1,200.00	\$22,200.00
Alsalem Restaurant	Suite 50	1,108	renewal	12/31/2028	\$3,600.00	\$0.00	\$43,200.00
Alsalem Restaurant	Suite 55	1,354	5/1/2017	12/31/28	\$0.00	\$0.00	\$0.00
Exclusive Lounge and Hair (Anthony Stevenson)	Suite 60	2500	4/1/2022	3/31/2025	\$4,400.00	\$0.00	\$52,800.00
Total:		15,073			\$21,900.00	\$4,325.00	\$267,125.00
Occupancy Rate		100%					

# EXPENSE SUMMARY

Gross Operating Income	\$262,800
Reimbursements	\$4,325
Adjusted Gross Income	\$267,125

Expenses	
Property Taxes	\$26,700
Landscaping & Groundskeeping	\$2,400
Insurance	\$7,950
Repairs and Maint.	\$3,193
Management Fee	\$15,768
Garbage	\$2,534
Water	\$2,400
Electricity	\$1,200
Total:	\$62,145

Net Operating Income (NOI)	\$200,655
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Asking Price

\$2,230,000

Cap Rate

9%

GOI	Expenses	NOI
\$267,125	\$62,425	\$200,655













**NORTHPARK STATION**  
JACKSON, MS

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Walmart 

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JACKSON, MS

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# JACKSON, MS

Jackson, the capital city of Mississippi, is renowned for its rich historical significance and vibrant cultural scene. As the largest city in the state, Jackson offers a unique blend of southern charm and economic vitality, making it a compelling destination for residents and investors alike.

## Population and Demographics

Jackson is home to approximately 145,995 residents, with the greater metro area boasting a population of around 580,000. The median age in Jackson is 35.8 years, reflecting a balanced age distribution conducive to both workforce participation and family life. The city is characterized by a diverse demographic profile, with 82.2% of residents identifying as Black or African American, 16.2% as White, and smaller percentages of Hispanic, Asian, and other ethnic groups.

## Economic Indicators

The economic landscape of Jackson is robust, supported by several key industries including educational services, healthcare, finance, real estate, and manufacturing. The median household income in Jackson is \$40,631, with the metro area median income at \$58,064. The city has experienced a positive employment growth of 2.75% from 2022 to 2023, indicating a healthy job market. About 60.5% of the population aged 16 and over are engaged in the civilian labor force.

## Education

Education plays a significant role in Jackson’s community, with 87.3% of residents having at least a high school diploma, and 28.7% holding a bachelor’s degree or higher. The city is home to several notable higher education institutions, including Jackson State University, which enrolls over 10,000 students, Belhaven University, Millsaps College, and the University of Mississippi Medical Center..

## Retail and Commercial Activity

The commercial landscape in Jackson is vibrant, featuring major retail centers and well-known brands. The Highway 18 Plaza, for example, benefits from its strategic location across from a Walmart Supercenter and Lowe’s. Additional retailers such as iHOP, Dollar Tree, Church’s Chicken, and McDonald’s contribute to the area’s retail appeal. Key commercial areas include Downtown Jackson, Highland Village, the Fondren District, and Northpark Mall.

# DEMOGRAPHICS

## POPULATION

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	2,356	42,123	108,432
2023 Population	1,832	35,457	96,296
2028 Population Projection	1,680	33,227	91,475
Annual Growth 2010-2023	-1.7%	-1.2%	-0.9%
Annual Growth 2023-2028	-1.7%	-1.3%	-1.0%

## HOUSING

Median Home Value	\$60,550	\$64,829	\$81,426
Median Year Built	1986	1970	1971
Owner Occupied Households	121	5,370	16,725
Renter Occupied Households	494	5,845	14,864

## 2022 HOUSEHOLD INCOME

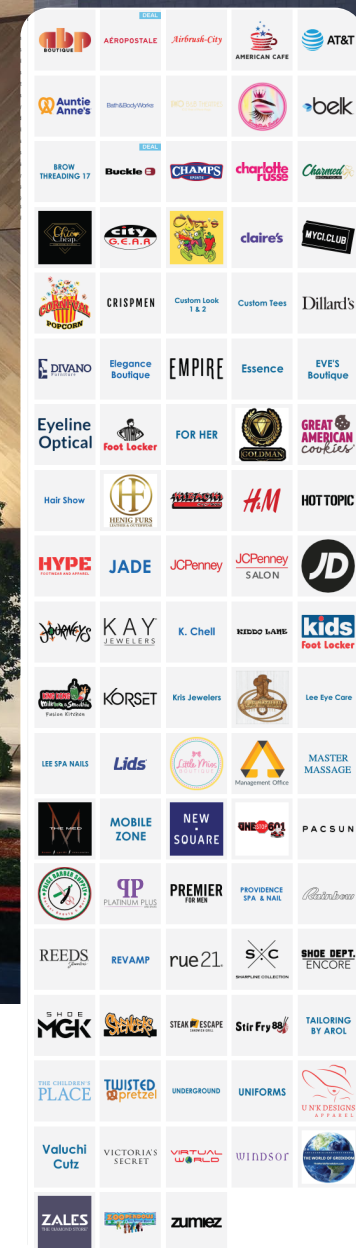
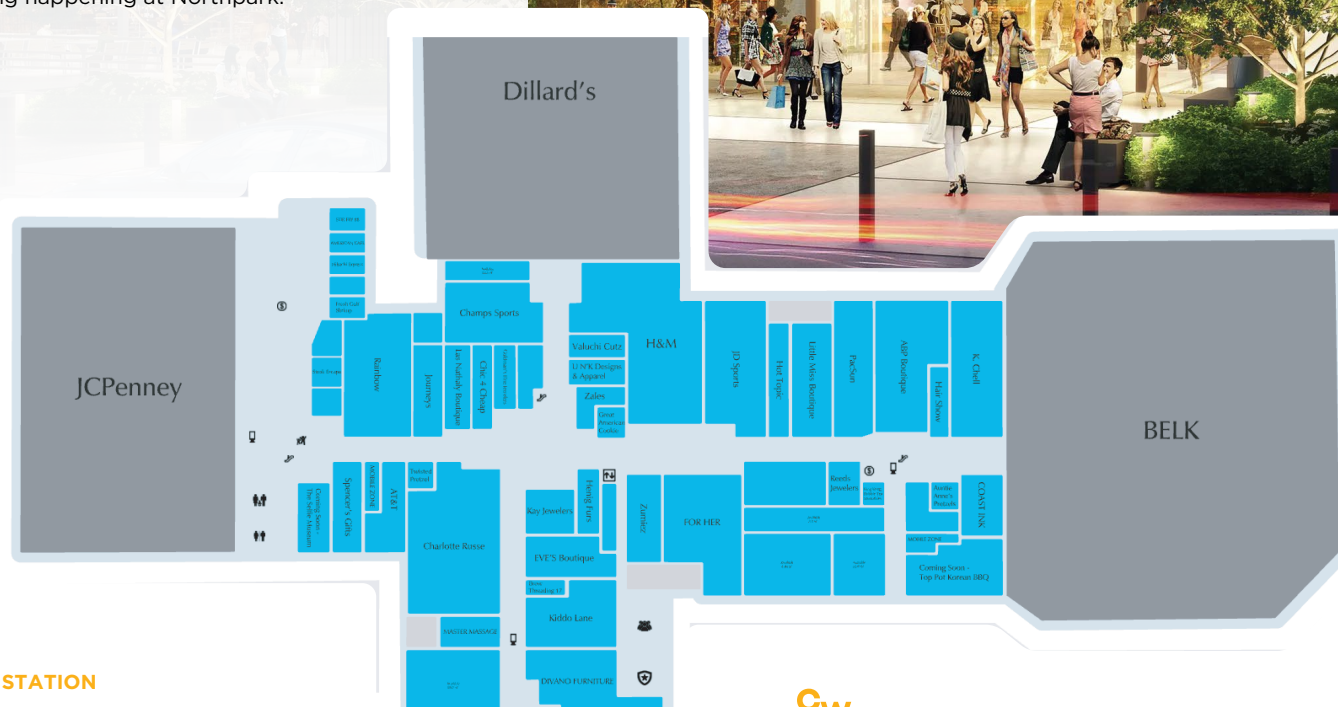
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$25,000	183	4,082	11,148
\$25,000 - 50,000	125	3,201	9,136
\$50,000 - 75,000	180	2,821	7,129
\$75,000 - 100,000	6	806	2,563
\$100,000 - 125,000	17	445	1,464
\$125,000 - 150,000	91	287	791
\$150,000 - 200,000	76	260	654
\$200,000+	0	169	568
Avg Household Income	\$64,403	\$49,442	\$51,119
Median Household Income	\$52,039	\$38,138	\$39,502



Welcome to Northpark, a shopper's paradise nestled in the heart of Ridgeland, Mississippi! Whether you're a fashionista searching for the latest trends, a foodie on a culinary adventure, or a family seeking entertainment, Northpark is your go-to destination. Visit us today, and experience the magic of shopping where style, convenience, and Southern hospitality converge to create an unforgettable experience.

Step inside Northpark and you'll discover a world of endless shopping possibilities. With over 120 stores and boutiques, including popular brands and local treasures, it's a shopper's dream come true. From fashion-forward clothing stores to cutting-edge electronics shops, and from delectable dining options to delightful home decor boutiques, Northpark offers a diverse range of choices for every taste and budget.

For families, the mall is a haven of entertainment. The kids will be delighted by the interactive play area, and you can catch the latest blockbuster at the state-of-the-art movie theater. With a calendar full of events and activities, there's always something exciting happening at Northpark.





# LOCATION

# NORTHPARK STATION

## Location Highlights:

### Demographic Information:

#### West View

Population: Approximately 25,875 residents with a diverse age distribution. The population is relatively young, with 26.9% aged between 35-54 years.

Greater Jackson Population: 580,000.

Household Income: Median household income is \$66,171 in Ridgeland, with an average household income of \$99,843.

Education: About 94.4% of residents have at least a high school education, and 51.8% hold a bachelor's degree or higher.

### Employment:

Major Industries: The largest employment sectors include healthcare (16.5%), education (10.8%), retail (8.6%), and finance (7.2%).

Labor Force Participation: About 65.4% of the population aged 16 and over are in the civilian labor force.

### Educational Institutions:

Colleges and Universities: Ridgeland benefits from proximity to major educational institutions in the Jackson metro area, enhancing the local talent pool and providing strong educational infrastructure.

### Housing Market:

Housing Units: There are about 13,067 housing units in Ridgeland, with a median home value of approximately \$213,944.

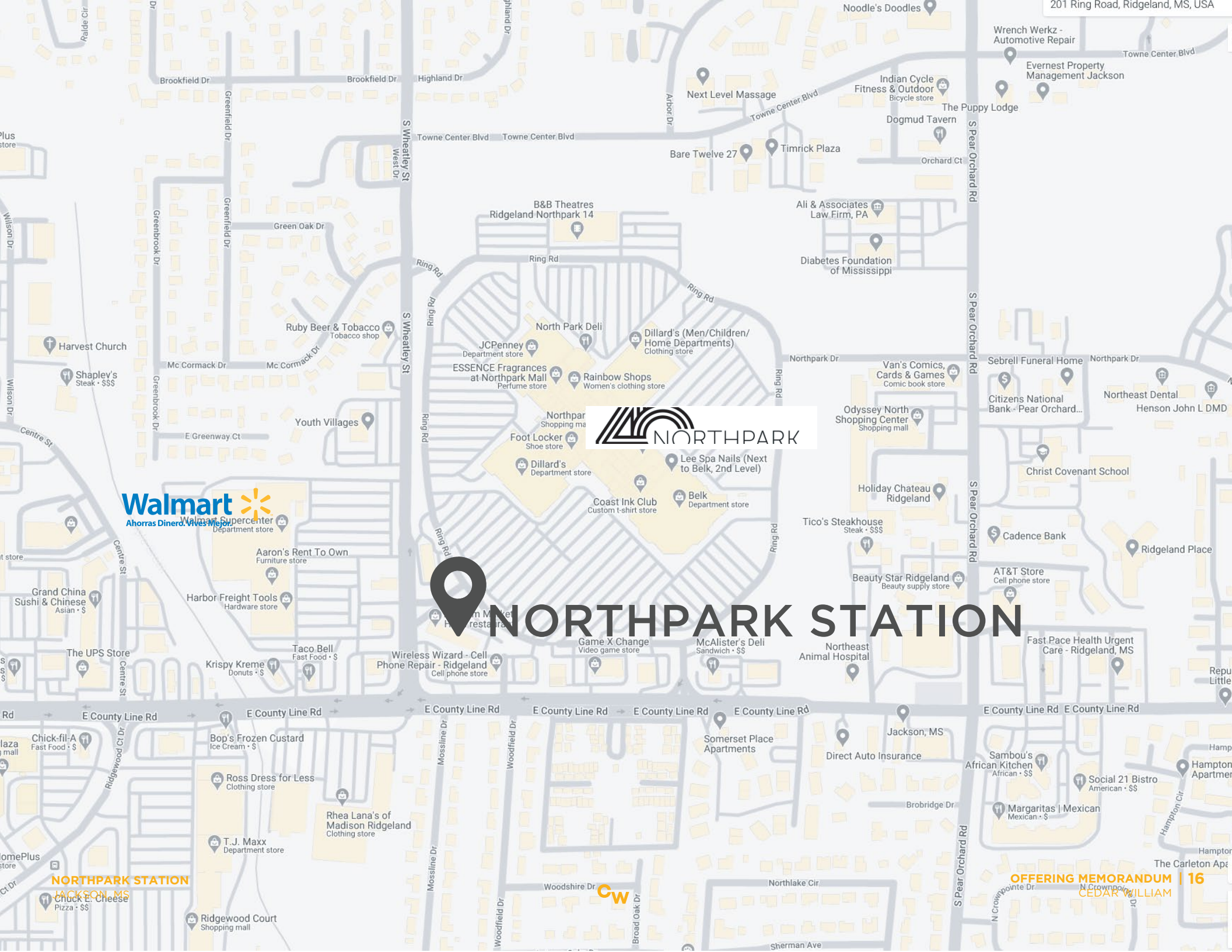
Market Competitiveness: The housing market in Ridgeland is competitive with a high owner-occupancy rate of 47.5% and a relatively low vacancy rate of 14.1%.

NORTHPARK STATION  
JACKSON, MS



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# NORTH PARK STATION

**Walmart**  
Ahorrar Dinero. Vivir Mejor.  
Walmart Supercenter  
Department store

EXCLUSIVELY OFFERED BY:



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In the ever-complex Commercial Real Estate Market, it is imperative that your real estate professional provides you with the expertise that will bring you the desired result. We continually update our knowledge of the area's ever-changing real estate conditions by monitoring lease rates, vacancy, absorption rates, land costs, construction costs, sale comparables along market economics and financing rates. Whether you are an individual investor, one-store/one-office business, a startup or an institutional investor, Cedar William has a full range of services to meet your needs.