



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 ± 1,300 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 (± 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
- ± 1,300 SF & ± 1,800 SF Endcap Retail Spaces 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



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



octapharma



MEN'S WEARHOUSE



92,000 VPD



Tuesday Morning



E COUNTY LINE RD - # 31,000 VPD

SHOE STATION



SUBJECT



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

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

INTERSTATE 55 ± 92,000 VPD

E COUNTY LINE RD - ± 31,000 VPD



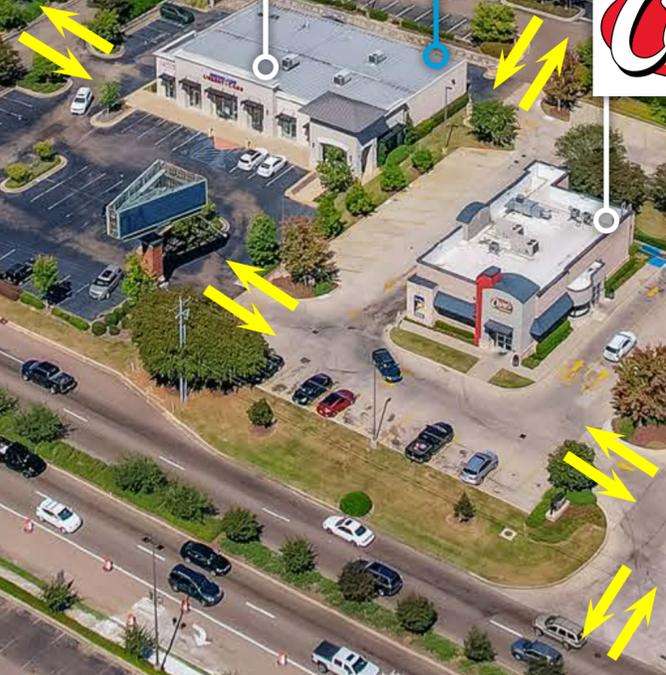
HUGHES HOUSE OF BEAUTY & ESTHETICS



SUBJECT



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





Marshalls

DOLLAR TREE

ADIRONDACK FURNITURE

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-&

PROGRESSIVE

Tuesday Morning

Burlington

LESLIE'S
POOL SUPPLIES
SERVICE & REPAIR.

SHOE STATION

Furniture
World

MEN'S WEARHOUSE®

MURPHY
USA

CASUAL
MALE XL

E COUNTY LINE RD - ≈ 31,000 VPD

GameStop
GEICO ups

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

ROOM BY ROOM
furniture

Denny's

Party City

HUGHES HOUSE OF
BEAUTY & ESTHETICS

MDHS
MISSISSIPPI DEPARTMENT OF HUMAN SERVICES

Raising
Cane's
CHICKEN FINGERS

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

Advance America

SUBJECT

BEYOND THERAPY
Physical, Occupational, & Speech Therapy
for kids



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

DANIEL WOZNICA

Associate - Leasing
dwoznica@pegasusam.com
(424) 363-7800
LIC # 02211034 (CA)

ANDREW COHEN

Executive Vice President - Leasing
acohen@pegasusam.com
(424) 363-7800
LIC # 01996379 (CA)

EMMET PIERSON

Senior Associate - Leasing
epierson@pegasusam.com
(424) 363-7800
LIC # 02048600 (CA)

JOSH DEMBO

Associate - Leasing
jdembo@pegasusam.com
(424) 363-7800
LIC # 02242456 (CA)

SCOTT REID

ParaSell, Inc. - Broker of Record
broker@parasellinc.com
(949) 942-6578
LIC # 23843 (MS)



PEGASUS ASSET MANAGEMENT, INC.

1901 Avenue of the Stars
Los Angeles, CA 90067
(310) 691-1350
CA DRE LIC # 02119442
www.PegasusAM.com