

RETAIL PROPERTY FOR LEASE



GERMANTOWN VILLAGE

CALHOUN STATION PARKWAY, MADISON, MS 39110

Sterling McCool, CCIM
Broker Associate
601.366.8511 x312
sterling@overby.net





LOCATION DESCRIPTION

Introducing a brand new retail center located at Germantown Village in the heart of the vibrant city of Gluckstadt, Mississippi. The shopping center is located with frontage on Calhoun Station Parkway at the entrance to Germantown Village which is designed to be the city's hub for activity, entertainment, and commerce. The project will offer a mixed use of retail, corporate and hospitality with a town square infused with charm, personality and nods to the area's German heritage.

PROPERTY HIGHLIGHTS

- New construction retail center
- Outstanding visibility and location
- Modern and attractive design
- Range of flexible spaces available
- Drive-thru window available

PROPERTY DESCRIPTION

The retail center features a modern and attractive design which is certain to catch the eye of potential customers. The center will offer a range of flexible spaces to suit the needs of any business with the best location and visibility within the development. Don't miss out on this incredible opportunity to establish your business within Gluckstadt's flourishing retail landscape.

OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (NNN)
Available SF:	2,000 - 10,000 SF
Lot Size:	1.25 Acres
Building Size:	10,000 SF

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ADDITIONAL PHOTOS



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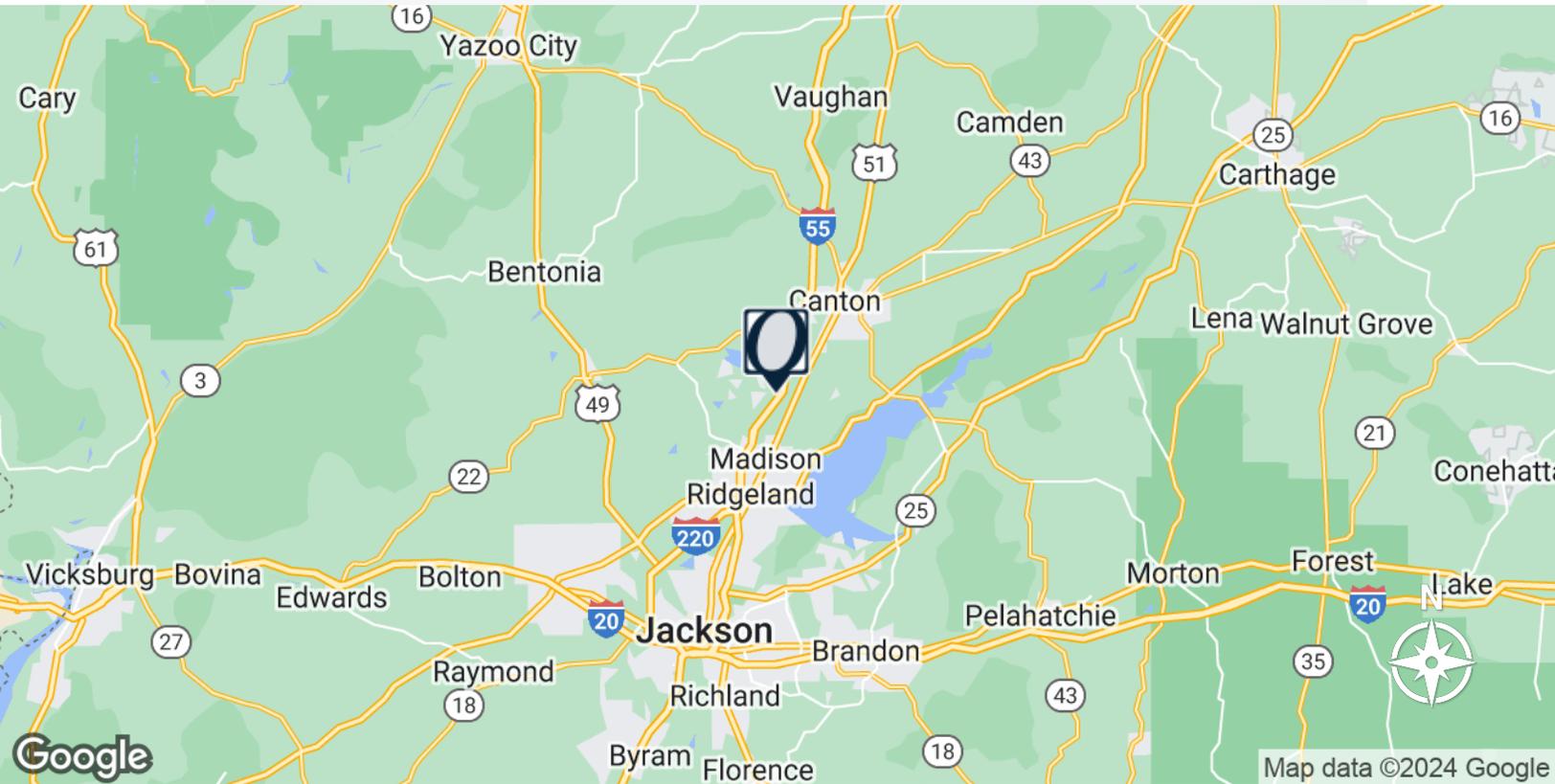
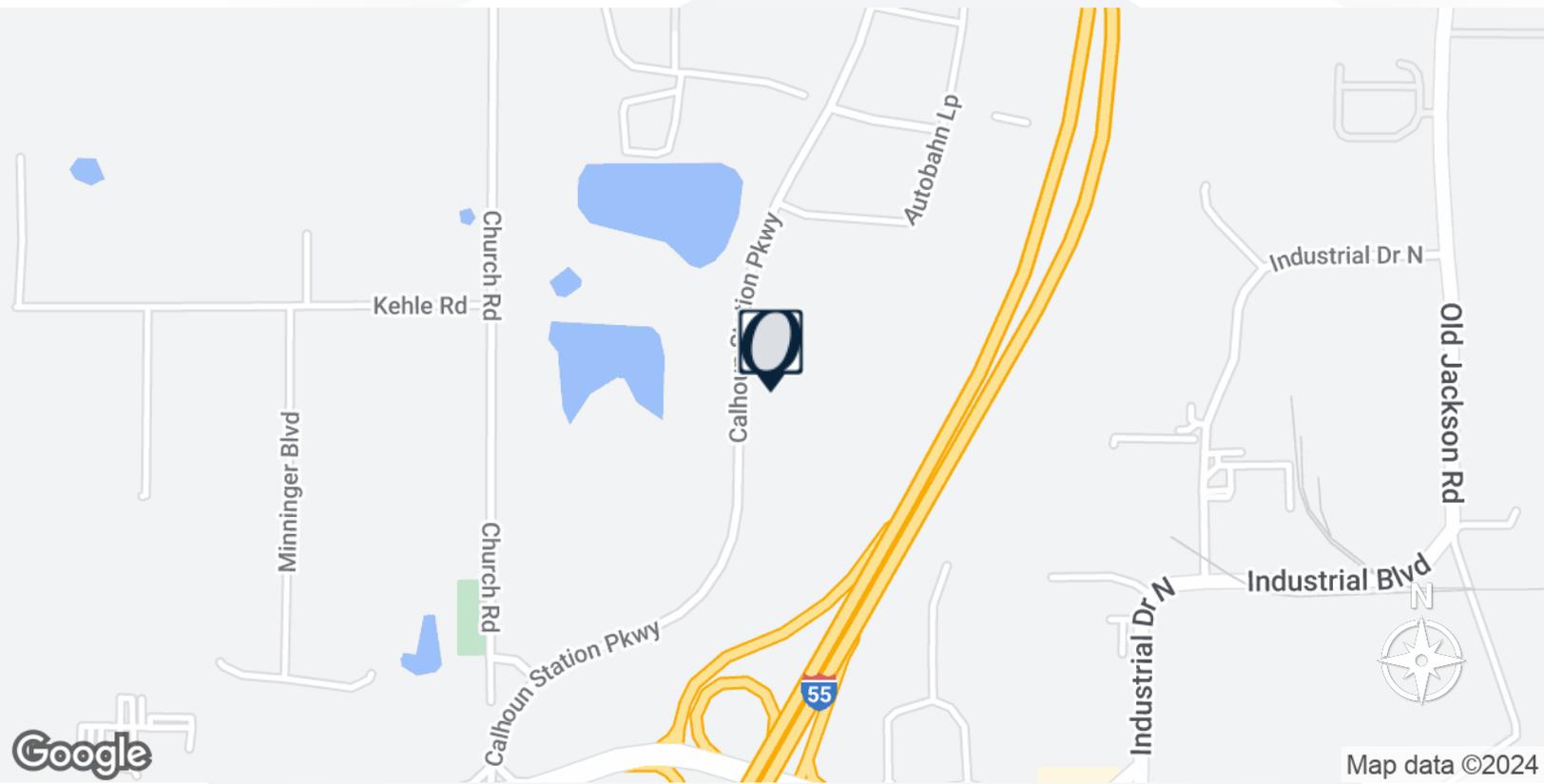


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LOCATION MAP



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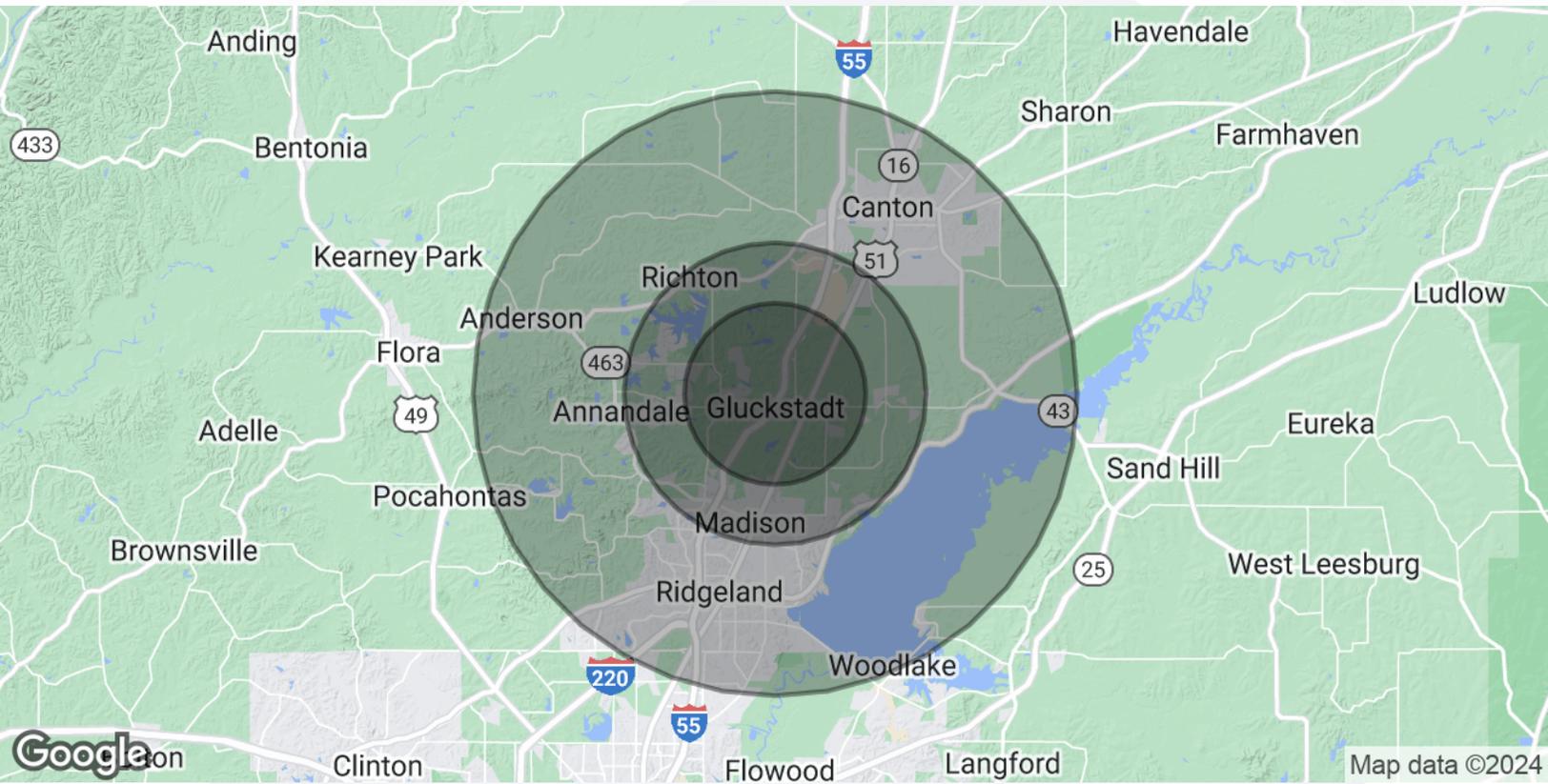
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GLUCKSTADT RETAILER MAP



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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	15,091	46,460	108,475
Average Age	37	39	40
Average Age (Male)	36	38	39
Average Age (Female)	37	40	41
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,371	16,855	41,771
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$129,387	\$139,471	\$118,329
Average House Value	\$371,115	\$396,797	\$354,503

Demographics data derived from AlphaMap

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Direct: **601.366.8511 x312** | Cell: **601.624.3227**

MS #49678

PROFESSIONAL BACKGROUND

A third generation real estate professional and second generation auctioneer in the state of Mississippi, Sterling provides commercial real estate services to clients ranging from small, local investors to Fortune 500 companies across the southeast.

Earning the coveted CCIM (Certified Commercial Investment Member) designation, Sterling was recently named as a Top 50 Under 40 Business Leader in the state as well as a Community Champion by the Mississippi Association of REALTORS for exceptional contributions towards improving communities throughout the state.

Currently serving as President for the Central Mississippi REALTORS (CMR) and Immediate Past President for the Mississippi Commercial Association of REALTORS (MCAR), he values the opportunity to volunteer for organizations impacting our community and the profession.

Passionate for the outdoors, he enjoys whitewater kayaking, skiing, and mountain biking but prefers any time spent with his wife, son and three dogs.

EDUCATION

Mississippi State University - Bachelor of Business Administration - Business Management

MEMBERSHIPS

- President - 2024 - Central Mississippi Realtors
- Awarded - 2023 - Under 40 Award - Mississippi Association of Realtors
- President - 2023 - Mississippi Commercial Association of Realtors
- President Elect - 2023 - Central Mississippi Realtors
- President Elect - 2022 - Mississippi Commercial Association of Realtors
- First Vice President - 2022 - Central Mississippi Realtors
- Awarded - 2021 Top 50 Under 40 - Mississippi Business Journal
- Director - 2020-21 Board of Directors - Central Mississippi Realtors
- Awarded - 2019 Community Champion - Mississippi Association of Realtors
- Member - Mississippi CCIM Chapter
- Member - Mississippi Commercial Association of Realtors
- Member - Mississippi Agricultural, Industrial, & Commercial Realtors
- Member - Mississippi Association of Realtors
- Member - National Association of Realtors

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