

An aerial photograph of a commercial strip center. The image shows a long row of single-story buildings with various storefronts, including what appears to be a gas station, a convenience store, and a fast-food restaurant. A large parking lot in front of the buildings is filled with cars. The sky is blue with scattered white clouds. The entire image is framed by a large, semi-transparent circular graphic.

OVERBY

— COMMERCIAL —

**SCHOOL STREET  
CROSSING**

398 HIGHWAY 51  
RIDGELAND, MS 39157

**FOR LEASE**



# 398 HIGHWAY 51

RIDGELAND, MS 39157

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Building Size:	67,761 sf
Space Available:	1,300 SF
Price Per SF:	\$14.00 sf/yr
Lease Type:	NNN
Year Built:	1995
Parking Spaces:	255 spaces
Parking Ratio:	3.76 per 1,000 sf
Traffic Count:	30,000 ADT
Zoning:	C-2 Commercial District
Market:	Jackson, MS
Submarket:	Ridgeland, MS

### PROPERTY OVERVIEW

Anchored by Mac's Grocery and secondary anchored by Dollar Tree, School Street Crossing boasts easy access and excellent visibility to a variety of well established retailers. This inline space features an open floor plan with break room, storage and restroom. Signage is available on the roadside monument sign and on the sign-band above the space to promote businesses to the approximate 30,000 vehicles passing daily. The center is also convenient to the Natchez Trace Parkway and Interstates 55 & 220.

Situated just north of the capitol city, Ridgeland is convenient to the largest metropolitan area in Mississippi while offering some of the state's finest shopping, dining, arts and entertainment. Located at the southeast corner of Highway 51 and School Street, the center sits across from the newly built city hall which is the first project of the new City Center complex.



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**Scott Overby, CCIM, CPM**

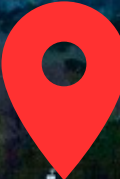
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**398 HIGHWAY 51**  
**RIDGELAND, MS 39157**  
**ADDITIONAL PHOTOS**



**398 Highway 51**  
**Suite 90**

**HWY 51 &  
School Street  
Intersection**

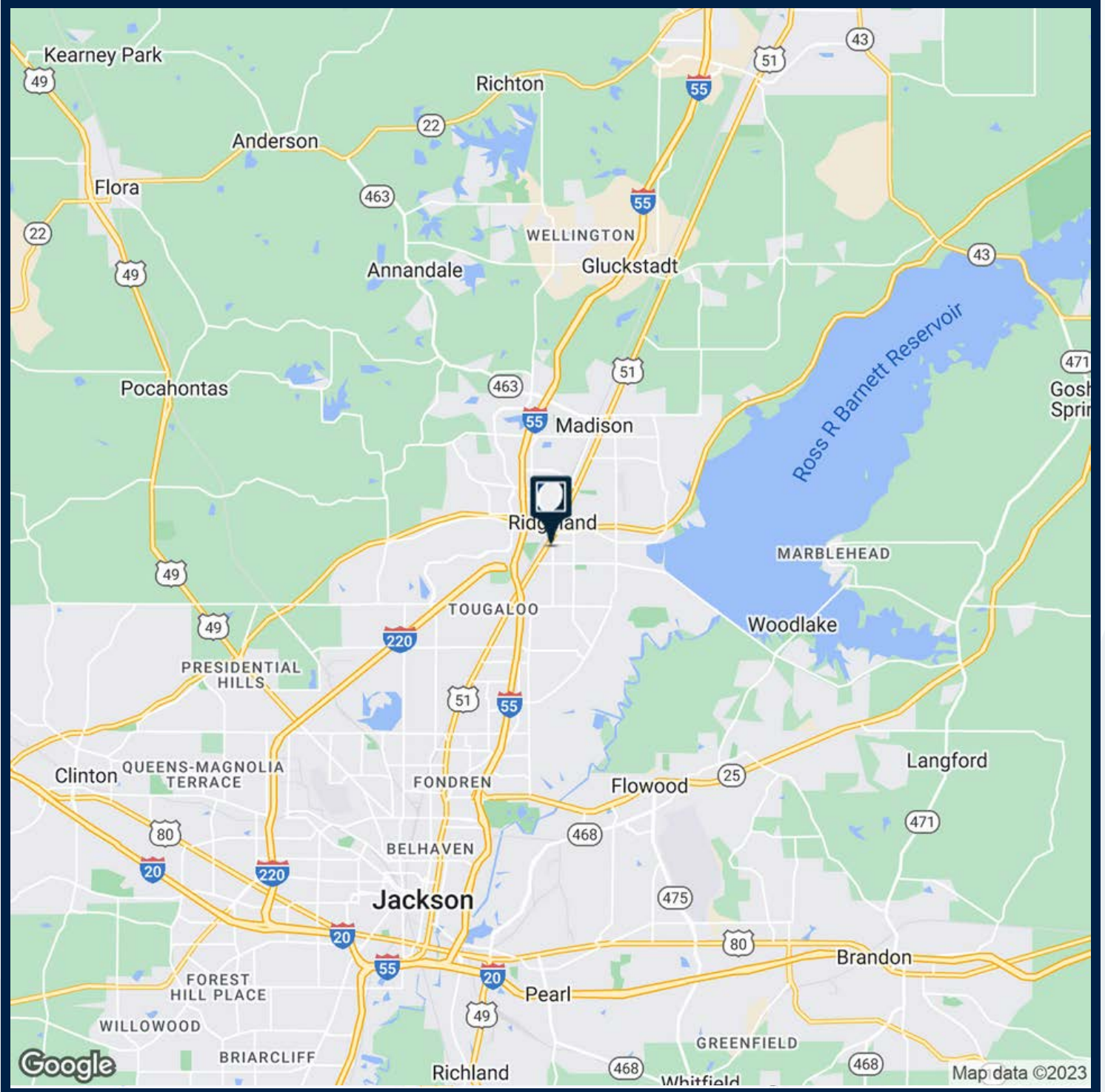


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**398 HIGHWAY 51**  
**RIDGELAND, MS 39157**  
**LOCATION MAP**



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**398 HIGHWAY 51**  
**RIDGELAND, MS 39157**  
**AVAILABLE SPACES**

# Available Space

SUITE	SIZE (SF)	SF/YR	LEASE TYPE
90	1,300	\$14.00	NNN

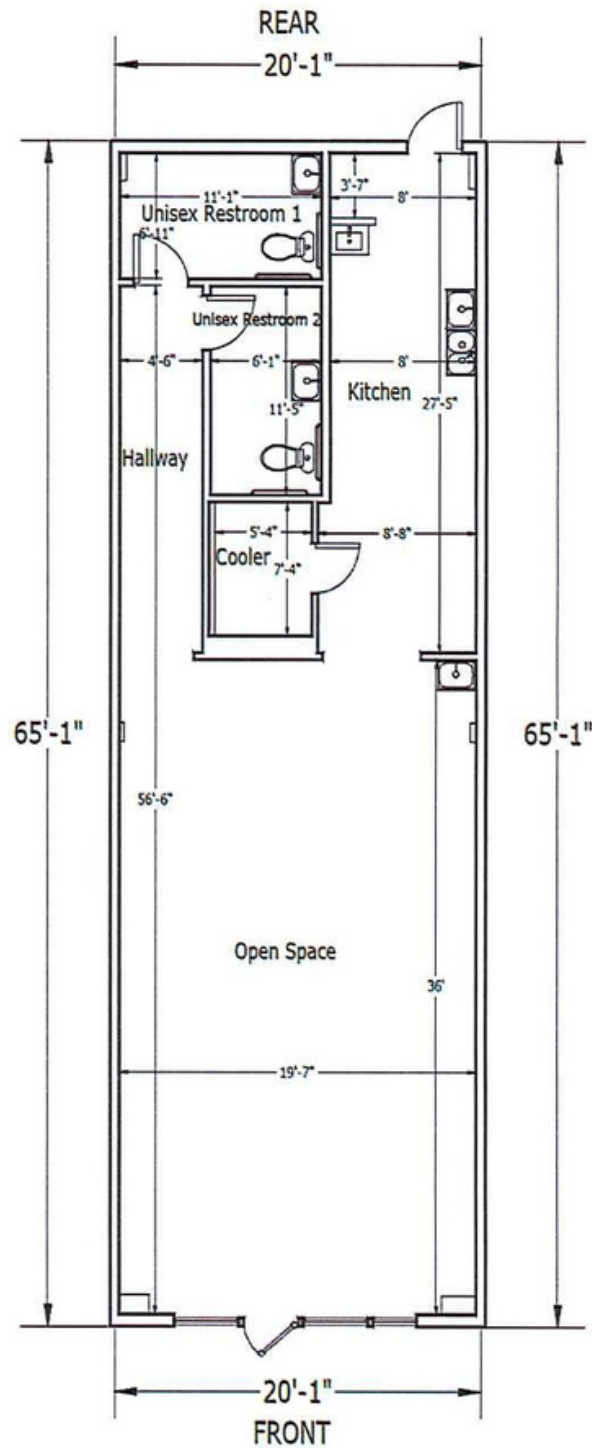


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**398 HIGHWAY 51**  
**RIDGELAND, MS 39157**  
**FLOOR PLAN**



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**398 HIGHWAY 51**  
**RIDGELAND, MS 39157**  
**RETAIL MAP**



Google

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**398 HIGHWAY 51**  
**RIDGELAND, MS 39157**  
**BROKER BIO**

**Scott Overby, CCIM®, CPM®**  
**Principal Broker | Overby, Inc.**



### **PROFESSIONAL BACKGROUND**

Serving as president and principal broker for Overby, Inc. since 2003, Scott employs a distinctive blend of experienced real estate savvy and complex financial expertise to provide strategic consulting and brokerage services to commercial real estate investors and owners at all levels of complexity and experience.

Beginning a theme park career as a seasonal employee in 1986, Scott held a number of management positions at several parks before becoming Director of Operations for Six Flags America in 1998. In addition to park operations, Scott also assumed company-wide responsibilities for operational standardization at thirty-nine U.S. properties. The broad focus covering property operations and risk management combined with a detailed emphasis to the bottom line proved to be instrumental in Scott's transition into commercial brokerage and development in 2003.

He earned the coveted CCIM (Certified Commercial Investment Member) designation in 2008 after successfully completing a process that ensures proficiency not only in theory, but also in practice and the CPM (Certified Property Manager) designation in 2021. Scott has been honored annually for his sales and leasing volume amongst his peers and received accolades including 2017 REALTOR of the year by the Mississippi Commercial Association of REALTORS.

### **EDUCATION**

George Mason University, Bachelor of Arts in Communications and Marketing, 1993

### **Memberships and Associations**

Certified Commercial Investment Member (CCIM)  
Certified Property Manager (CPM)  
Building Owners and Managers Association International (BOMA)  
Institute of Real Estate Management (IREM)  
International Council of Shopping Centers (ICSC)  
CCIM Board of Directors  
CCIM Regional Activities Sub-Committee, Chair  
CCIM Strategic Planning Committee  
CCIM Finance Committee  
Former President, CCIM Mississippi Chapter  
Former President, MS Commercial Association of REALTORS (MCAR)  
Former President, Central MS MLS  
Former President, Friends of Children's Hospital



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