

# EAST COAST REALTY PARTNERS

*Commercial Real Estate Investment Advisors*

*OFFERING MEMORANDUM*

## NORTHPARK STATION

201 Ring Rd | Ridgeland, MS 39157

**\$2,800,000**

Asking Price

**7.2%**

Cap Rate

**\$200,655**

Net Operating Income

**100%**

Occupancy

**CONFIDENTIAL — INTERNAL USE ONLY**

Northpark Station | Ridgeland, MS | East Coast Realty Partners

## 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 East Coast Realty Partners. 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 East Coast Realty Partners. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. East Coast Realty Partners, 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.

East Coast Realty Partners 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.

---

## LEAD INVESTMENT ADVISORS

### East Coast Realty Partners

Melville, NY | Delray Beach, FL

T:888-406-7759

[www.eastcoastbusinessbrokers.com](http://www.eastcoastbusinessbrokers.com)

### Henry Galasso

Principal Broker

[henry@eastcoastbusinessbrokers.com](mailto:henry@eastcoastbusinessbrokers.com)

### East Coast Realty Partners

Real Estate Brokers

NY | NJ | CT | FL | MS

# PROPERTY SUMMARY

---

East Coast Realty Partners, as exclusive advisor to the Owner, presents a premier investment opportunity to acquire a 100% fee simple interest in Northpark Station, a fully occupied retail strip center located at 201 Ring Rd, Ridgeland, MS 39157. This 15,401-square-foot property is strategically positioned as an outparcel of Northpark Mall in one of the most desirable retail corridors in the Jackson metropolitan area.

Constructed in 2005 and renovated in 2013/2018, Northpark Station features a diverse tenant mix including Alsalem Grocery/Restaurant, Rose Nail Salon, Residual Supply Clothing, Exclusive Lounge and Hair, and David Vasquez Barbershop. The property is well-maintained, 100% occupied, and benefits from 89 on-site parking spaces, 40,000+ VPD on E County Line Road, and immediate proximity to Northpark Mall's anchor tenants — Dillard's, JCPenney, and Belk.

Northpark Station sits in an Opportunity Zone, offering significant tax advantages to qualifying investors. The combination of stable in-place cash flow, a 7.2% cap rate, and a prime location adjacent to one of Mississippi's top regional malls makes this an exceptional acquisition for value-focused investors.

# PROPERTY DETAILS

<b>Address</b>	201 Ring Rd, Ridgeland, MS 39157
<b>County</b>	Madison County
<b>Parcel</b>	072I-31D-001/01.05
<b>Building Size</b>	15,401 SF
<b>Land Area</b>	1.7067 Acres   74,677 SF
<b>Units / Tenants</b>	11 Units   7 Tenants
<b>Built / Renovated</b>	2005   2013 / 2018
<b>Parking</b>	89 Spaces
<b>Construction</b>	Masonry
<b>Type</b>	Retail Strip Center
<b>Sprinklers</b>	Yes
<b>Occupancy</b>	100%
<b>WALT</b>	3.49 Years
<b>Frontage</b>	243' on Ring Rd   141' on Wheatley St
<b>VPD</b>	40,000 on E County Line
<b>Opportunity Zone</b>	Yes

# FINANCIAL OVERVIEW

<b>\$2,800,000</b> Asking Price	<b>7.2%</b> Cap Rate	<b>\$267,125</b> Gross Operating Income	<b>\$62,145</b> Total Expenses	<b>\$200,655</b> Net Operating Income
------------------------------------	-------------------------	---	-----------------------------------	---

**CONFIDENTIAL — INTERNAL USE ONLY**  
Northpark Station | Ridgeland, MS | East Coast Realty Partners

## RENT ROLL

Tenant	Unit	Sq Ft	Lease Start	Lease End	Rent/Mo	CAM	Annual Total
Restaurant   Affrishoppi LLC	Suite 10	1,380	4/1/2022	3/31/2025	\$2,300	\$0	\$27,600
Rose Nail Salon	Suite 15	1,231	1/30/2024	2/7/2029	\$2,000	\$0	\$24,000
Alsalem Grocery (Alsalem Market LLC)	Suite 20	1,250	12/1/2023	12/31/2028	\$6,000	\$0	\$72,000
Alsalem Grocery (Alsalem Market LLC)	Suite 25	1,250	—	12/31/2028	\$0	\$0	\$0
Alsalem Grocery (Alsalem Market LLC)	Suite 30	1,250	—	5/31/2028	\$0	\$0	\$0
Alsalem Grocery (Alsalem Market LLC)	Suite 35	1,250	—	5/31/2028	\$0	\$0	\$0
Residual Supply Clothing	Suite 40	1,250	4/1/2022	3/31/2025	\$1,850	\$3,125	\$25,325
David Vasquez Barbershop	Suite 45	1,250	—	3/31/2025	\$1,750	\$1,200	\$22,200
Alsalem Restaurant	Suite 50	1,108	Renewal	12/31/2028	\$3,600	\$0	\$43,200
Alsalem Restaurant	Suite 55	1,354	5/1/2017	12/31/2028	\$0	\$0	\$0
Exclusive Lounge and Hair (A. Stevenson)	Suite 60	2,500	4/1/2022	3/31/2025	\$4,400	\$0	\$52,800
<b>TOTAL</b>		15,073		100% Occupied	\$21,900	\$4,325	\$267,125

## EXPENSE SUMMARY

Line Item	Amount
Gross Operating Income	\$262,800
Reimbursements	\$4,325
<b>Adjusted Gross Income</b>	<b>\$267,125</b>

Property Taxes	\$26,700
Landscaping & Groundskeeping	\$2,400
Insurance	\$7,950
Repairs and Maintenance	\$3,193
Management Fee	\$15,768
Garbage	\$2,534
Water	\$2,400
Electricity	\$1,200
<b>Total Expenses</b>	<b>\$62,145</b>
<b>Net Operating Income (NOI)</b>	<b>\$200,655</b>

**CONFIDENTIAL — INTERNAL USE ONLY**

Northpark Station | Ridgeland, MS | East Coast Realty Partners

# EXECUTIVE SUMMARY

## Investment Highlights

- 100% Occupancy — Fully leased, multi-tenant retail strip center with stable in-place cash flow
- 7.2% Cap Rate — Strong yield in a proven retail corridor with consistent tenant demand
- Northpark Mall Adjacency — Direct outparcel exposure to one of Mississippi's premier regional shopping centers, anchored by Dillard's, JCPenney, and Belk
- Opportunity Zone — Located in a designated Opportunity Zone, providing significant capital gains tax deferral and potential elimination benefits for qualifying investors
- Diversified Tenant Base — 7 active tenants across food service, grocery, personal care, and retail reduce single-tenant concentration risk
- 40,000+ VPD — High-traffic corridor on E County Line Road ensures excellent visibility and consistent consumer foot traffic
- Value-Add Potential — Several tenants on shorter lease terms create re-leasing upside and the opportunity to mark rents to market
- Strong Demographics — Ridgeland, MS features a median household income of \$66,171, 51.8% bachelor's degree attainment, and a population of 580,000 in the greater Jackson metro
- SBA-Eligible Market — Jackson/Ridgeland MSA supports broad buyer and financing eligibility

## ABOUT EAST COAST REALTY PARTNERS

East Coast Realty Partners is a full-service commercial real estate brokerage and investment advisory firm headquartered in Melville, New York, with offices in Delray Beach, Florida. Our principals bring 25+ years of closed transaction experience across the Northeast and Southeast United States, with a track record of 1,000+ successfully closed deals spanning retail, multifamily, mixed-use, industrial, and specialty commercial assets.

We specialize in the acquisition and disposition of retail investment properties, net lease assets, and value-add commercial real estate across our seven-state coverage area. Our team provides comprehensive brokerage services including market analysis, property valuation, transaction management, SBA financing coordination, due diligence oversight, and post-closing transition support.

East Coast Realty Partners | Melville, NY | Delray Beach, FL | [eastcoastrealtypartners.com](http://eastcoastrealtypartners.com)

**CONFIDENTIAL — INTERNAL USE ONLY**

Northpark Station | Ridgeland, MS | East Coast Realty Partners

### East Coast Realty Partners

Melville, NY | Delray Beach, FL  
T:888-406-7759

[www.eastcoastbusinessbrokers.com](http://www.eastcoastbusinessbrokers.com)

### Henry Galasso

Principal

[henry@eastcoastbusinessbrokers.com](mailto:henry@eastcoastbusinessbrokers.com)

### East Coast Realty Partners

Real Estate Brokers

NY | NJ | CT | FL | MS