

**FLEX OFFICE WAREHOUSE SPACE  
FOR LEASE**



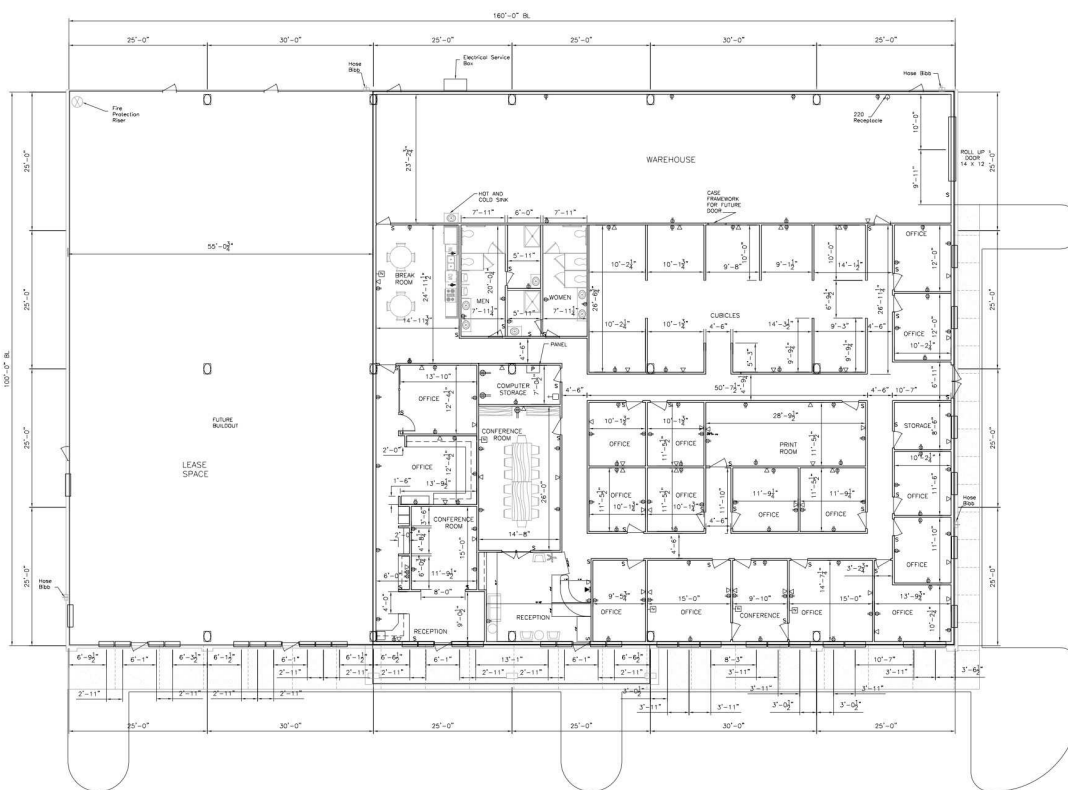
# 854 WILSON DRIVE

854 WILSON DRIVE , RIDGELAND, MS 39157

**Scott Overby, CCIM CPM**  
Principal Broker | Overby, Inc.  
601.366.8600  
scott@overby.net

**Amanda Principe Overby, CCIM**  
COO | Broker Associate  
601.366.8600  
amanda@overby.net





### PROPERTY DESCRIPTION

Versatile Flex Space for Lease in Prime Ridgeland Location Now available! 854 Wilson Suite A is an exceptional leasing opportunity offering approximately 10,200 SF of flexible space within a 16,500 SF building, ideally situated just off I-55 and County Line Road in Ridgeland, MS. This location offers outstanding visibility, easy access, and proximity to the Jackson metro's most active commercial corridor. The available space features over 8,000 SF of finished office space complemented by more than 2,000 SF of drive-in warehouse space, complete with a roll-up door for efficient loading and logistics. The layout is well-suited for a wide range of users—from light industrial and distribution to service providers, tech firms, or corporate operations requiring both office and warehouse functionality. Set on 1.62 acres with ample parking and room for operations, this property is located in the heart of the Ridgeland submarket, one of the area's most desirable and business-friendly commercial environments. Call today to schedule a private tour of this highly accessible and adaptable space—perfect for companies looking to grow or streamline their operations in a premier location.

### OFFERING SUMMARY

<b>Building Size:</b>	16,570 SF
<b>Lot Size:</b>	1.56 Acres
<b>Space Available:</b>	10,200 SF
<b>Price Per Foot:</b>	\$14.50
<b>Monthly Rent:</b>	\$12,325.00
<b>Year Built:</b>	2006
<b>Stories/Floors:</b>	1
<b>Parking Spaces:</b>	61
<b>Parking Ratio:</b>	3.64
<b>Zoning:</b>	C-2 General Commercial
<b>Market:</b>	Jackson, MS
<b>Sub-market:</b>	Madison, MS

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	2,470	41,356	95,683
<b>Total Population</b>	5,824	102,106	248,928
<b>Average HH Income</b>	\$56,696	\$76,575	\$69,005

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ADDITIONAL PHOTOS



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Overby Commercial • P.O. Box 4644, Jackson, MS 39296 • 601.366.8600 • [overby.net](http://overby.net)

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LOCATION MAP



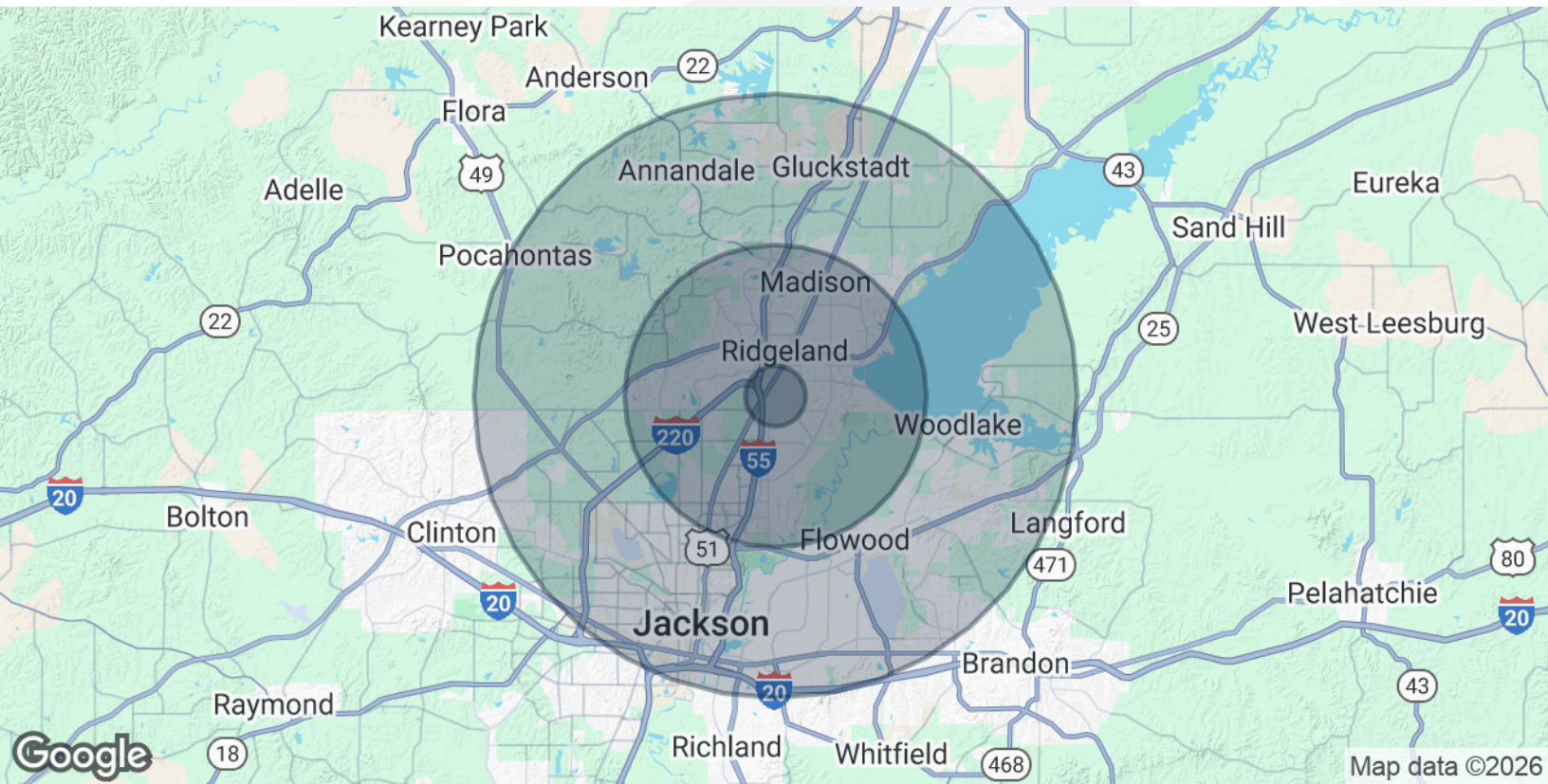
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,824	102,106	248,928
Average Age	31.4	35.3	34.8
Average Age (Male)	29.5	34.5	34.0
Average Age (Female)	32.7	36.0	35.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,470	41,356	95,683
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$56,696	\$76,575	\$69,005
Average House Value	\$151,008	\$218,036	\$191,339

2020 American Community Survey (ACS)

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Direct: **601.366.8600** | Cell: **601.624.8511**

MS #B16214 // AR #PB00084460 / LA #BROK.995709122-ACT

## PROFESSIONAL BACKGROUND

Since 2003, Scott has been the president and principal broker for Overby, Inc., leveraging his real estate and financial experience to offer strategic consulting and brokerage services. His career began in 1986 as a seasonal employee in theme parks, eventually overseeing operational standardization and training for Six Flags' thirty-nine U.S. properties. This experience transitioned him into commercial brokerage and development in 2002.

Scott earned the CCIM designation in 2008 and the IREM CPM designation in 2020, demonstrating his proficiency in theory and practice. He has received numerous accolades, including REALTOR of the Year by the Mississippi Commercial Association of REALTORS and was the Susan J. Groeneveld Awardee for the CCIM Institute's 2023 Jay W. Levine Leadership Development Academy.

Scott actively participates in professional, civic, and cultural organizations, serving on the CCIM Board of Directors, Strategic Planning Committee, Finance Committee, and as the 2025 Member Services Presidential Liaison. He is a past President of the CCIM Chapter of Mississippi and Friends of Children's Hospital.

## EDUCATION

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

## MEMBERSHIPS

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 Institute Board of Directors  
CCIM Member Services PL (2025)  
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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