

CHAD HIRN, CCIM
Principal Broker/Investment Brokerage
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OFFICE BUILDING FOR LEASE

THE NEEL-SCHAFER BUILDING

OWNED BY HIGHLAND STEED VENTURES, LLC, A JOINT VENTURE OF THE HAP HEDERMAN FAMILY AND ROGERS & ASSOCIATES



THE CRESS GROUP LLC
Commercial Real Estate Services

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THE NEEL-SCHAFER BUILDING

1032 HIGHLAND COLONY PARKWAY, RIDGELAND, MS 39157



PROPERTY OVERVIEW

Introducing an exquisite addition to the prestigious Highland Colony Parkway in Ridgeland, MS. The Neel-Schaffer building, opening January 2027, offers an unparalleled opportunity for office tenants seeking a prime location and modern amenities. Boasting two levels and a total of 45,793 square feet, this Class A+ office space is set to become the new headquarters for Neel-Schaffer and will feature a branch bank of Story Financial Partners. Surrounded by an array of dining, retail, and entertainment options, the property enjoys a vibrant atmosphere with easy access to the Renaissance at Colony Park. With its contemporary design and strategic location, this development is poised to elevate the standard of office space in Ridgeland.

LEASING OVERVIEW

The exceptional leasing opportunity on the first floor of this premier property, will offer 2268 rentable square feet. This is last available suite in the building. The prominent first-floor space features floor-to-ceiling glass, allowing natural light to flood the interior and creating an inviting ambiance. Above-standard design elements enhance the space, with premium finishes and meticulous attention to detail throughout. Tenants will also benefit from a generous tenant improvement allowance of \$100 per rentable foot, providing the flexibility to customize the space to suit their unique business needs. Elevate your business presence in Ridgeland with this unparalleled leasing opportunity that combines contemporary design, abundant natural light, and the freedom to tailor the space to your specifications.

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PROPERTY HIGHLIGHTS

- New Class A+ Office Building
- 2268 sqft Last Suite Available
- Attractive Space Options on First Floor
- Prime Location at Highland Colony & Steed Road
- Attractive Tenant Improvement Allowance
- Prominent Tenancy with Neel Schaffer and Story Financial Partners
- State of the Art Design
- Delivery of Building January 1, 2027

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OFFERING SUMMARY

Lease Rate:	Call For Rate
Available SF:	2,268
Lot Size:	3 Acres
Building Size:	45,793 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	582	31,296	87,064
Total Population	1,483	75,171	209,691
Average HH Income	\$182,409	\$110,005	\$95,061



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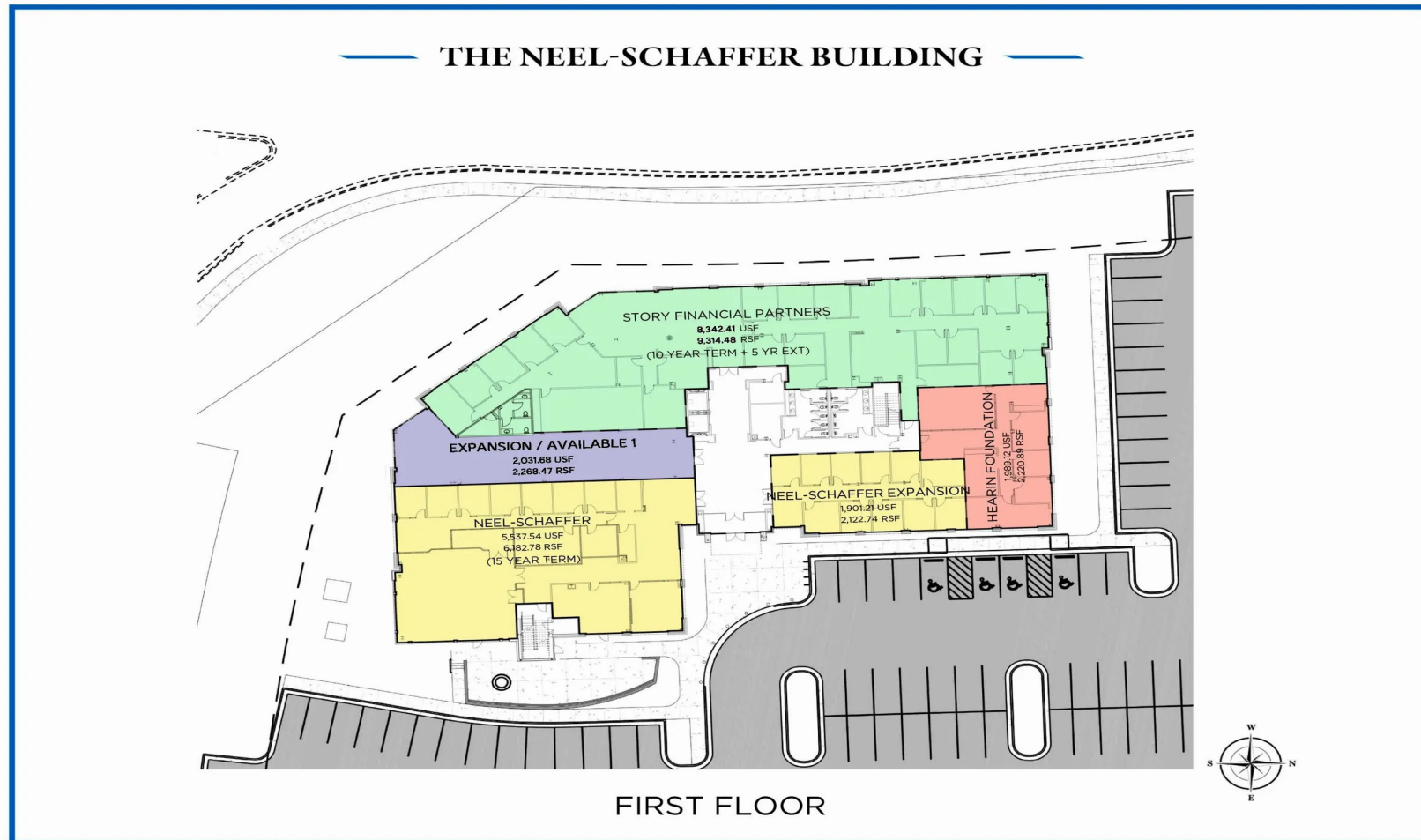

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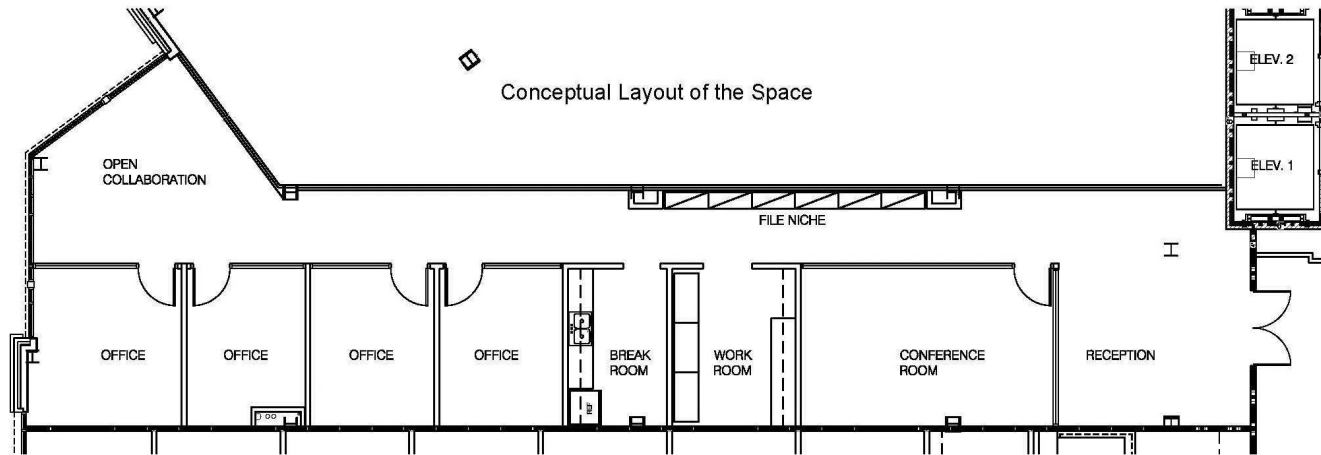
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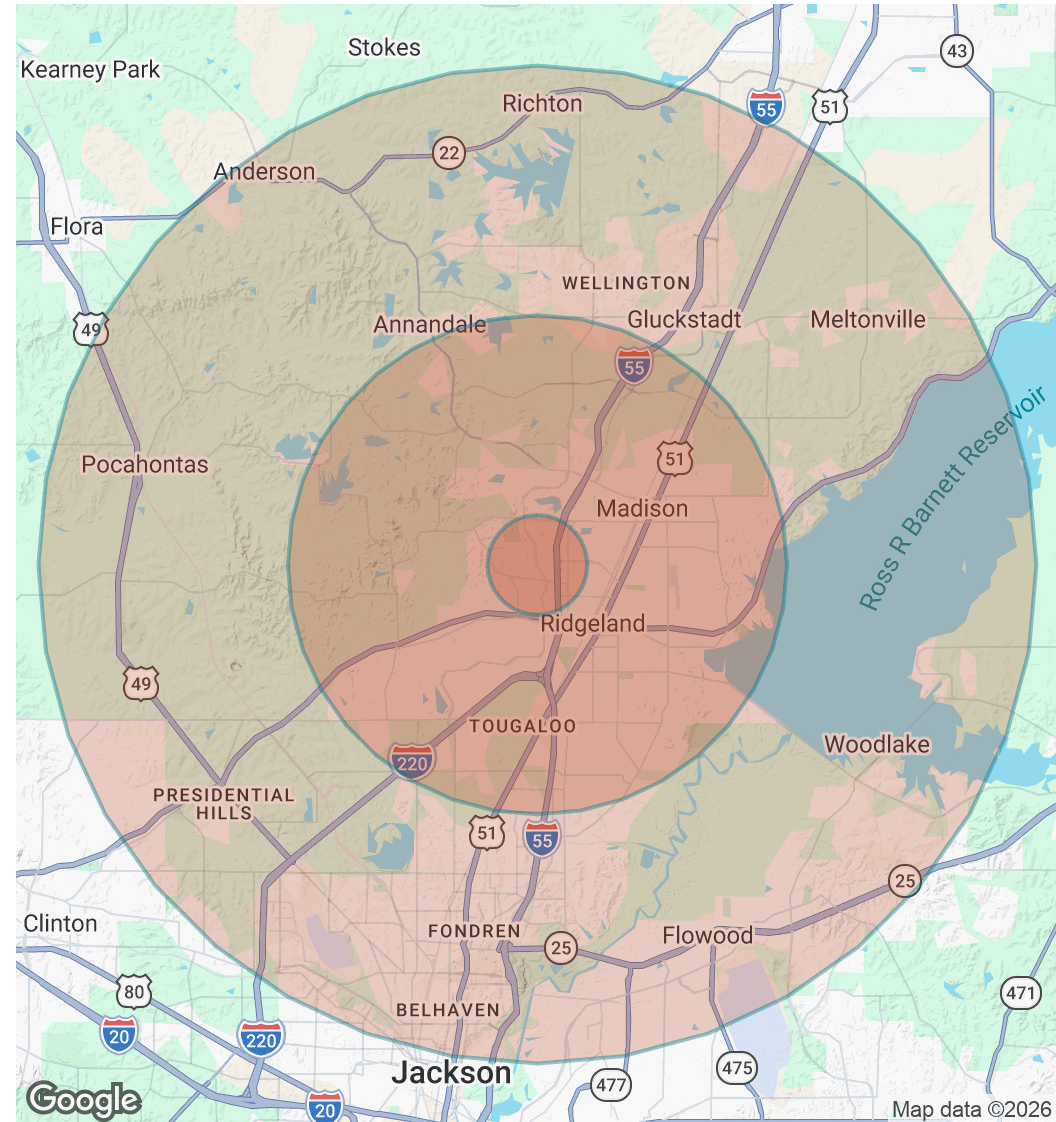
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,483	75,171	209,691
Average Age	51	41	40
Average Age (Male)	49	39	39
Average Age (Female)	52	43	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	582	31,296	87,064
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$182,409	\$110,005	\$95,061
Average House Value	\$598,970	\$316,638	\$284,613

2020 American Community Survey (ACS)



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