

THE COMMONS ^{IV} in OXFORD COMMONS

PHASE IV

Located at the corner of Sisk Ave & Commonwealth Blvd
Oxford, Mississippi

COMPLETION 4Q 2026



COMMERCIAL RETAIL | OFFICE SPACE

NOW LEASING

GILL
PROPERTIES

6815 Poplar Ave., Suite 110
Germantown, TN 38138
www.GillProp.com | 901.785.1100

FOR MORE INFORMATION:



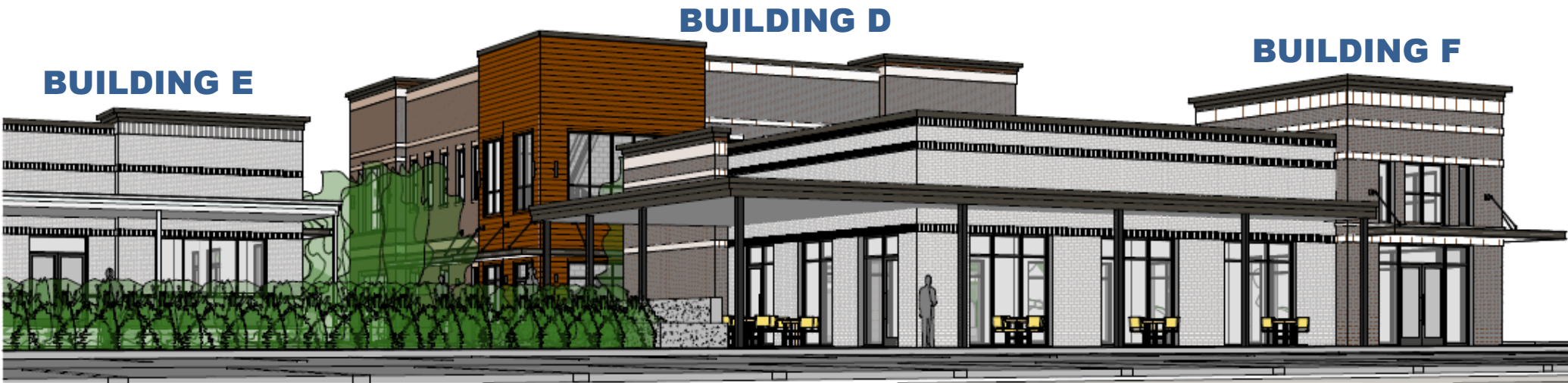
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THE COMMONS | PHASE IV

3D VIEW



AVAILABLE

BUILDING D

- Ground Floor | Retail | 4,138 SF
- Second Floor | Office Space | 4,590 SF

BUILDING E

LEASED

AVAILABLE

BUILDING F

- 3,574 SF | One Level
- Can be Sub-divided



THE COMMONS | PHASE IV

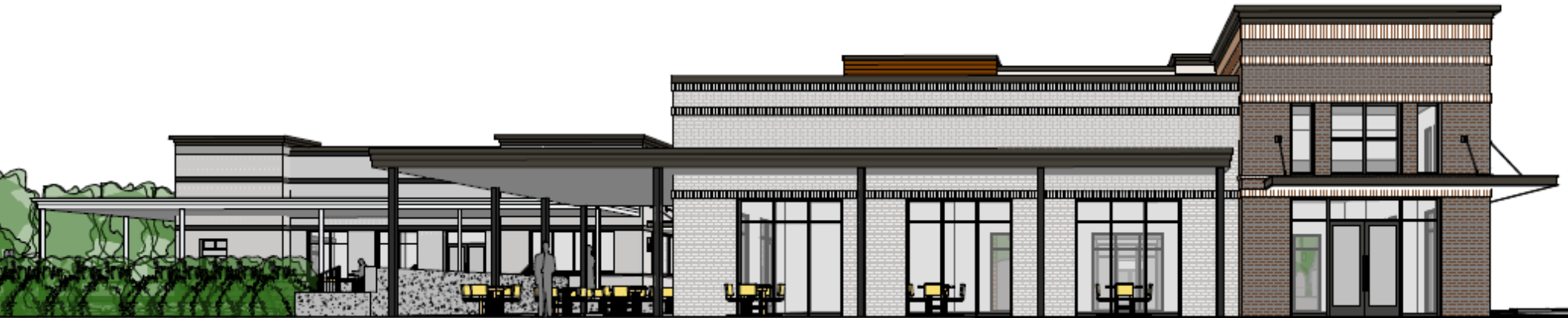
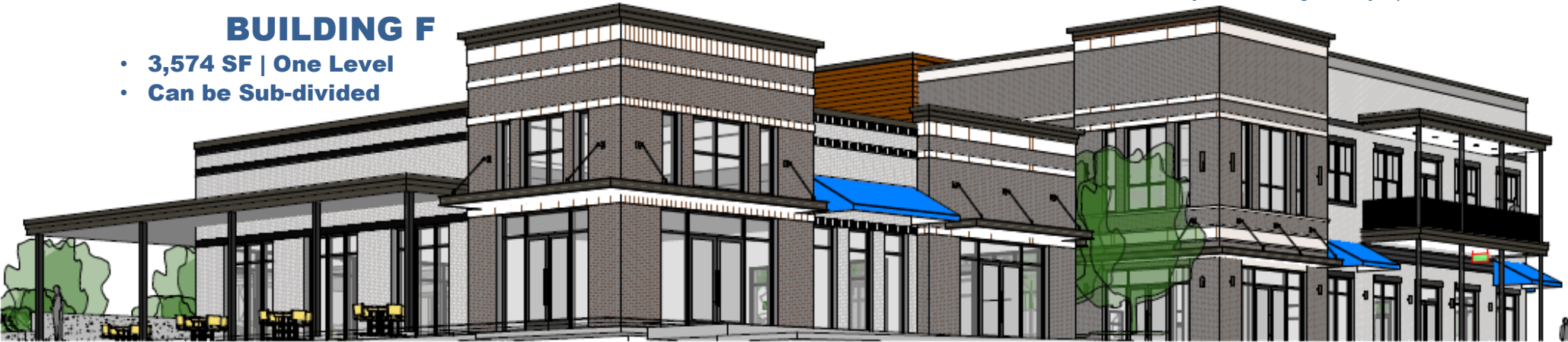
3D VIEW

AVAILABLE **BUILDING F**

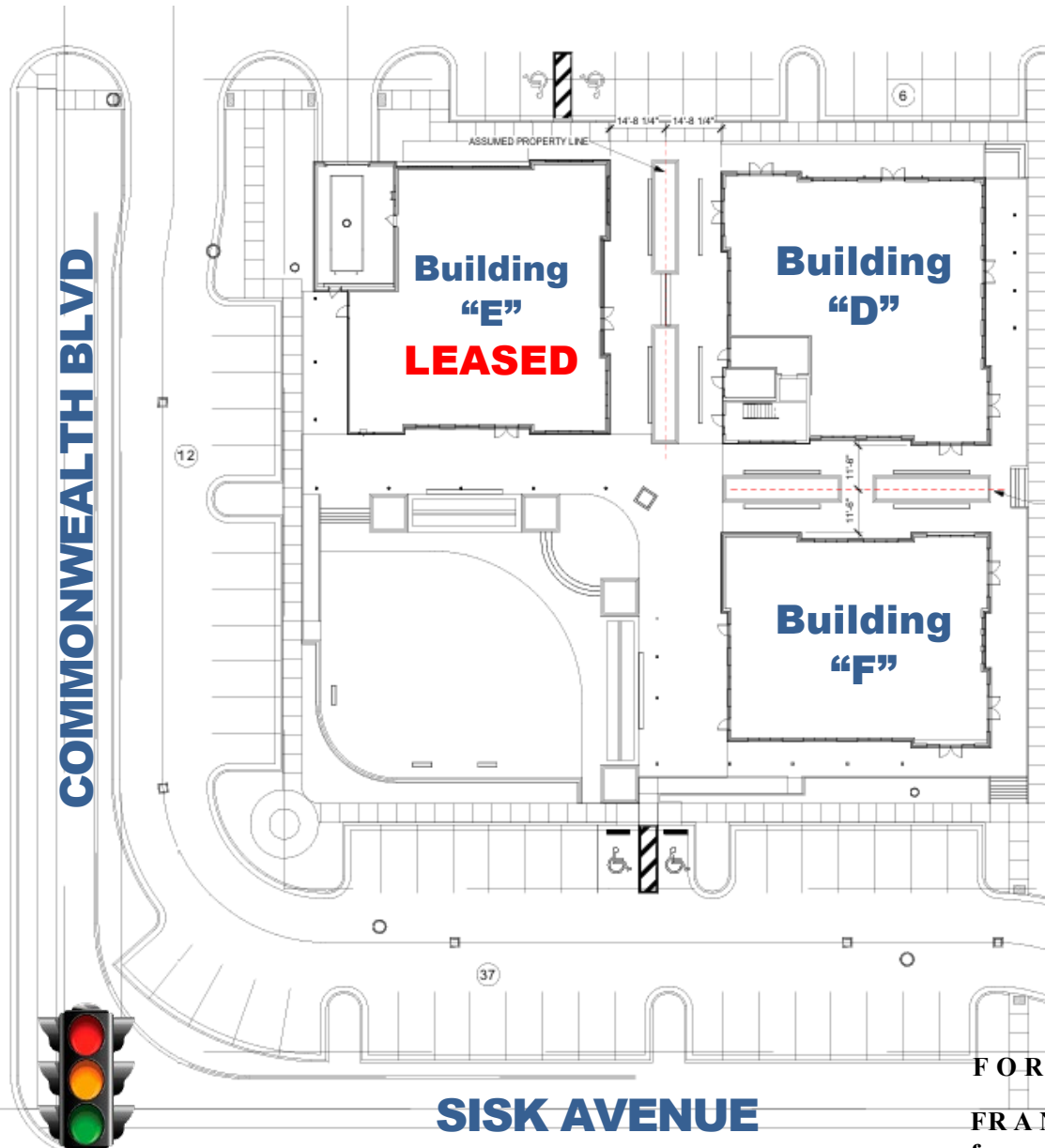
- 3,574 SF | One Level
- Can be Sub-divided

AVAILABLE **BUILDING D**

- Ground Floor | Retail | 4,138 SF
- Second Floor | Office Space | 4,590 SF



THE COMMONS | PHASE IV SITE LAYOUT



BUILDING D

- Two Floors | Balcony
- Ground Floor Retail | Second Floor Office
- Total 4,138 Retail Square Feet | \$45 PSF +NNN
- Total 4,590 Office Square Feet | \$35 PSF +NNN

BUILDING E

- **LEASED**
- Apolos Mediterranean Restaurant

BUILDING F

- One Level
- Can be sub-divided
- Total 3,574 Square Feet

*NNN estimated to be \$7.75 PSF

*Signage TBD

FOR MORE INFORMATION:

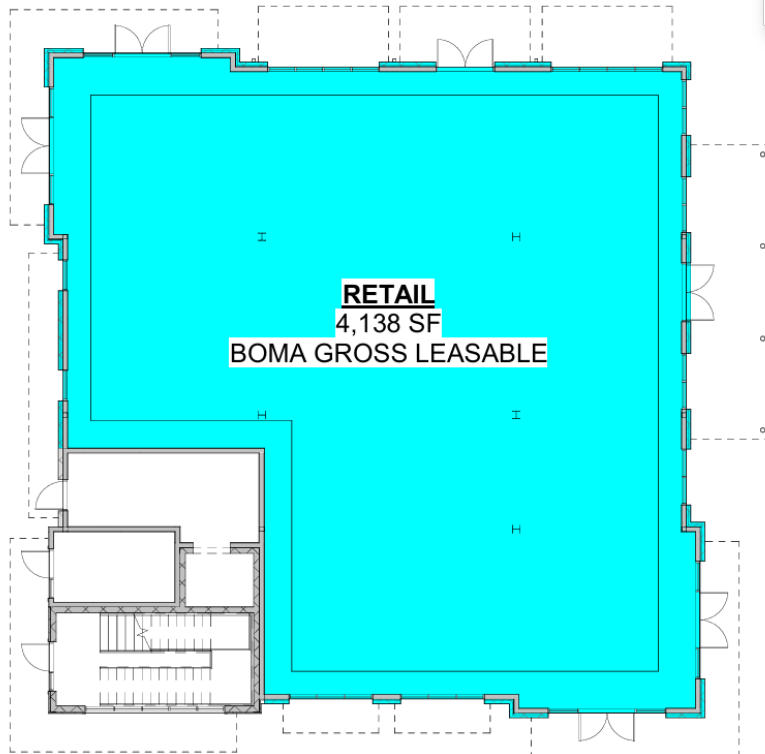
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THE COMMONS | PHASE IV

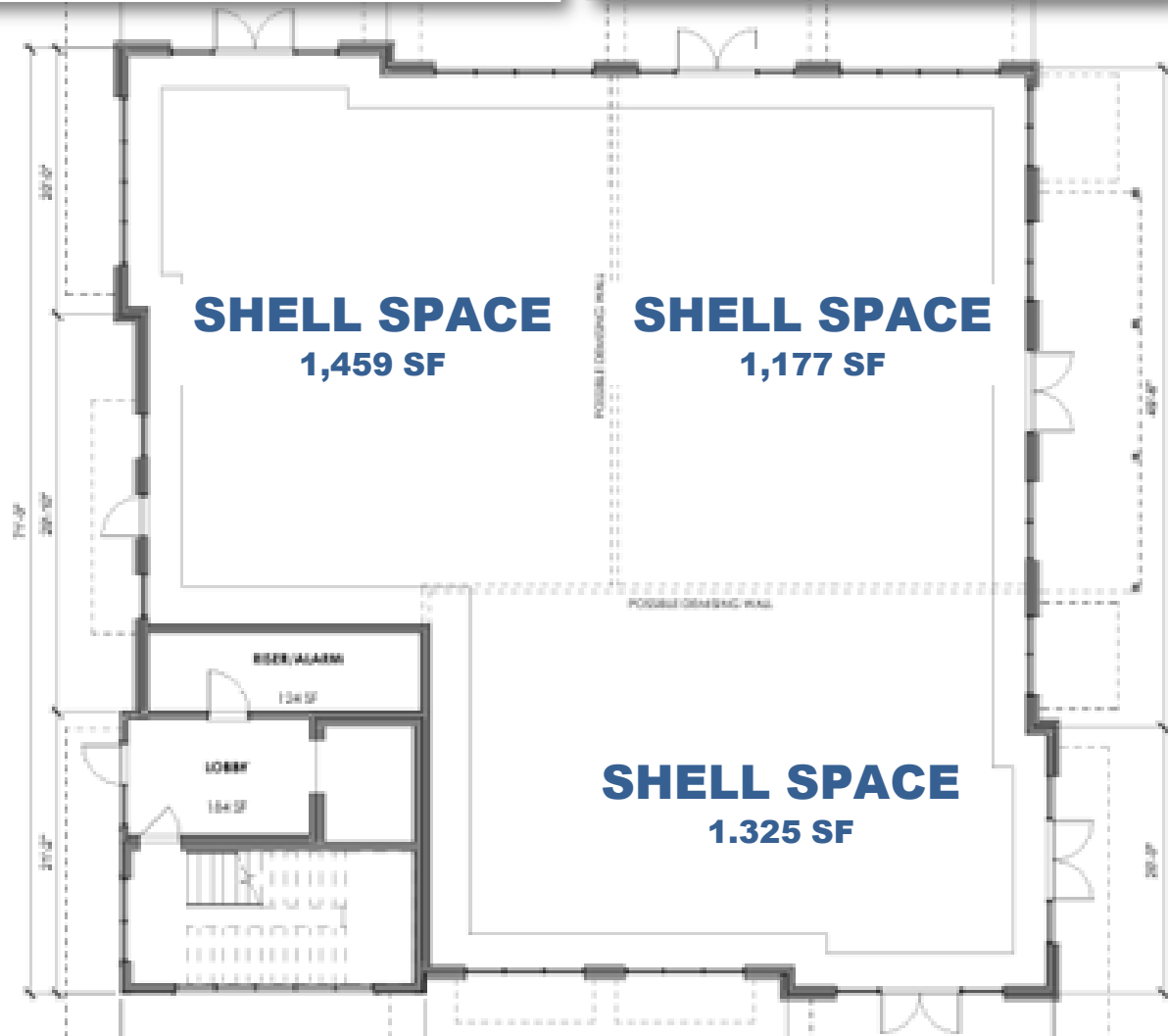
BUILDING D | GROUND FLOOR LAYOUT

GROUND FLOOR RETAIL
\$45 PSF +NNN



TOTAL RETAIL SPACE 4,138 SF
Or SUB-DIVIDED
1,459 SF | 1,177 SF | 1,325 SF

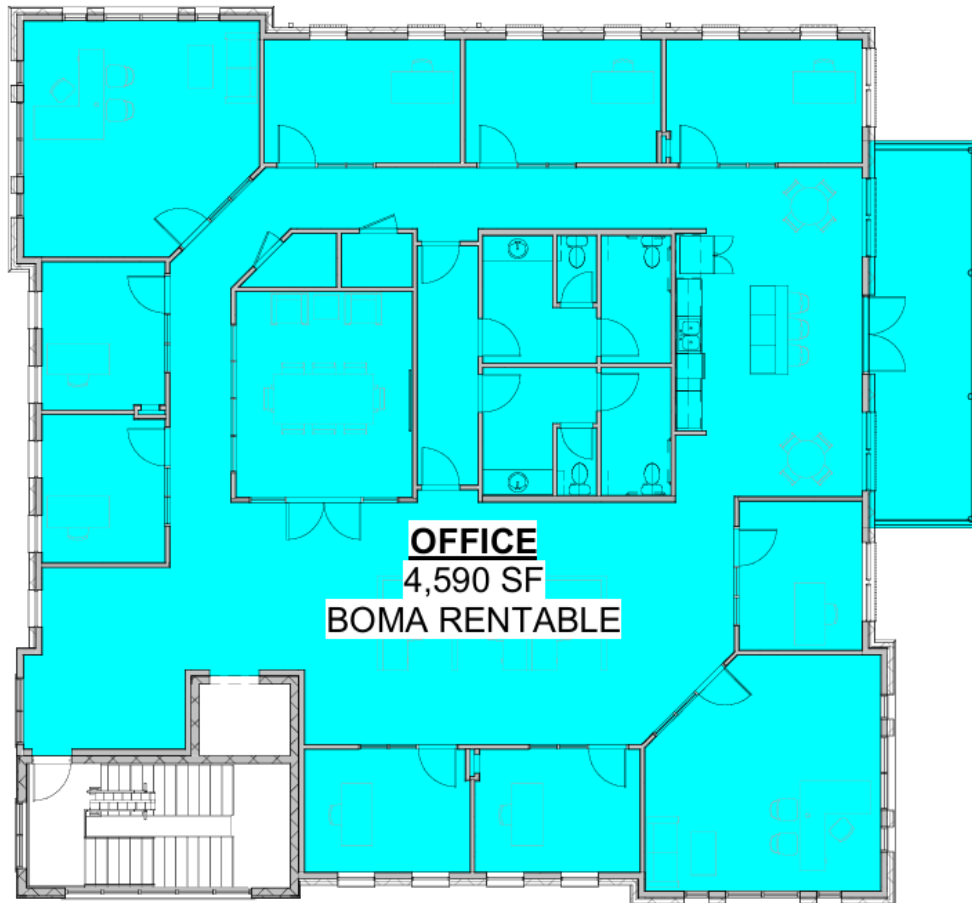
AVAILABLE



THE COMMONS | PHASE IV

BUILDING D | SECOND FLOOR PLANS

LEVEL 2 | 4,590 SF | OFFICE SPACE
\$35 PSF + NNN



Three Optional Floor Plan Designs
AVAILABLE



THE COMMONS | PHASE IV

BUILDING E | RESTAURANT SPACE



RENDERING - EXTERIOR



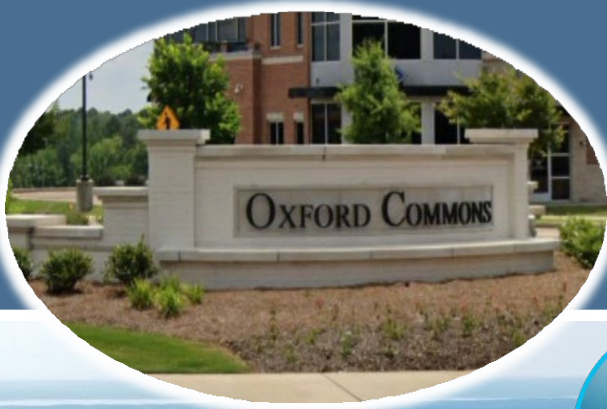
RIDGELAND, MS

THE COMMONS | PHASE IV

BUILDING F | ONE LEVEL FLOOR PLAN



AREA LAYOUT



OXFORD COMMONS PROJECTS

THE SUMMIT | OUTPARCELS FOR SALE →

**THE COMMONS PHASE IV
NOW LEASING
CONSTRUCTION HAS BEGUN** ↓

**THE COMMONS PHASE II & III
100% LEASED** ↓

**THE COMMONS PHASE I
100% LEASED**

SISK AVENUE

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EXPERIENCE OXFORD COMMONS

Oxford Commons is an inviting and picturesque master-planned community with a charming story book setting of beautiful tree-lined streets and thoughtfully crafted homes. Winding trails that connect residents with countless amenities nearby, creating a beautifully livable neighborhood that feels unique yet perfect for the area. The community's ideal location make it easy to get anywhere in minutes. This growing community now has more residential options sure to fit your lifestyle. Soon you'll be able to gather at "The Commons" and enjoy a new way of life in an exciting place!

WHAT TO EXPECT

Whether you are looking for boutique shopping, local flavors, or open outdoor spaces to relax and unwind, "The Commons" will be the place to be.

- Two large restaurants
- Mixed use buildings including:
 - Brand new office spaces
 - Retail venues
 - Residential living opportunities with "The Commons"

EXPERIENCE A VIBRANT COMMUNITY

- Walk to shopping, dining, and entertainment
- Four miles from tailgating at The Grove and game day shuttle from the high school
- Minutes from Oxford's private airport or The Square
- Gorgeous landscaping, beautiful walking trails and lake views
- Adjacent movie theater and bowling alley
- On-site exemplary elementary school
- #1 High school in Mississippi just across the street

UNBEATABLE OXFORD, MS LIVING

Located just minutes from the historic Square, our homes offer easy access to major highways and fall within the esteemed Oxford School District. The premier Oxford location ensures an effortless commute to Ole Miss for classes or gamedays and exceptional proximity to unique shopping, dining, and entertainment on The Square, all promising a convenient and vibrant living experience.



Developed by



OXFORD, MS RANKINGS



A+ Overall Ranking amongst cities of its size
A+ Amenities
B Cost of Living
A Crime



#1 Best Places for Young Professionals in Mississippi
#5 Best Places to Live in Mississippi
#5 Oxford High School | Best College Prep Public HS
#11 Best Places to Raise a Family in Mississippi
#12 Best Places to Retire in Mississippi



#4 Best Public Square in the US "The Square"



#10 Best Small City for Football Fans



#1 Best Small Town
#19 Best Weekend Getaways in the South
#2 Best College Town in the US

2024

Ranked #51

ECONOMIC STRENGTH RANKINGS (Out of 543 Micropolitan Areas)

Micropolitan Statistical Areas are "quasi-rural," smaller areas. A Micropolitan Area must have a city of at least 10,000 people, but fewer than 50,000. It must be at least one county, and many are a single county. There are 543 Micropolitan Statistical Areas (OMB Bulletin 20-01). One of the important criteria for POLICOM's rankings is the "consistency" of the economy.

The City of Oxford

DEMOGRAPHICS



\$82,677
Household
Income



29-33
Median Age



\$295,978
Median Home Value



KEY DATA

Based on a 5 Mile Radius of OXFORD



38,447
Total Population
1.9% ↑



\$459 Million
Total Specified Consumer
Spending



16,248
Households
1.7% ↑

BROKERS:

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The City of Oxford, MS



The Grove

US HWY 278



Baptist Hospital Oxford



Jackson Ave W



Belk Blvd

S Lamar Blvd

HWY 30

MS-7

Sisk Ave.



COMING SOON

Sullivan's Marketplace
Off Highway 30

