

# HIGHLAND COURT RETAIL CENTER

1801 West Jackson Avenue | Oxford Ms 38655



324 Troy Street  
Tupelo, Ms  
38804

662-842-8283

[www.TRRealEstate.net](http://www.TRRealEstate.net)



**RETAIL SPACE  
FOR LEASE!**



# Executive Summary

Retail space available for lease at Highland Court Retail Center in Oxford, Ms. This 43,000 SF property is 90% occupied with a healthy mixture of national and strong local retailers including the Ole Miss Fan Shop, Loco Taco restaurant, Tropical Smoothie Café, T-Mobile, and Orangetheory Fitness. Located on bustling West Jackson St, 700 yds from the Ole Miss campus, this property boasts the highest avg daily traffic volume in Oxford. In the center of a rapidly expanding single and multifamily residential market driven by consistent annual increases in enrollment, there are more than 5,000 multifamily beds within a mile. Multiple methods of ingress / egress add to the ease of access to this powerful location.

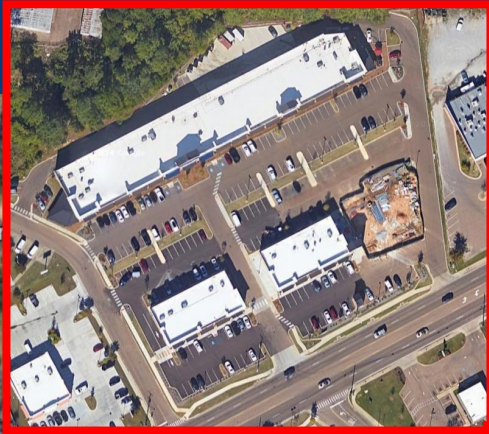
**\$25 to \$30 Base Rental Rate, NNN**



**90% Occupancy with the Highest Traffic Volume per Day in Lafayette County**

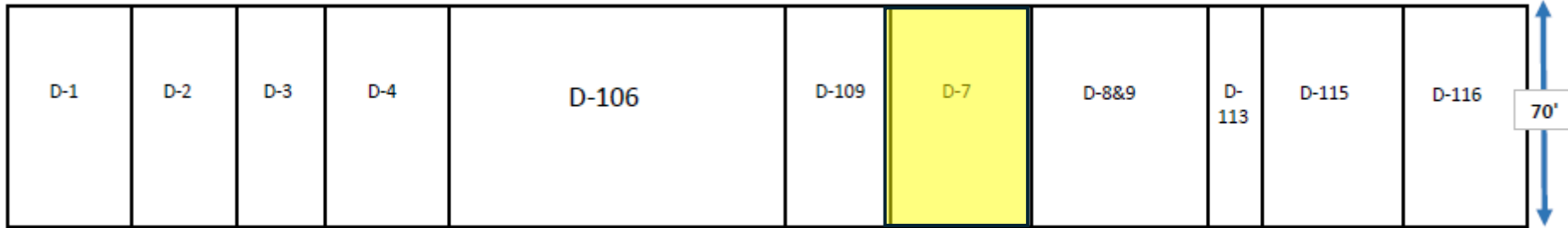


# Location Map

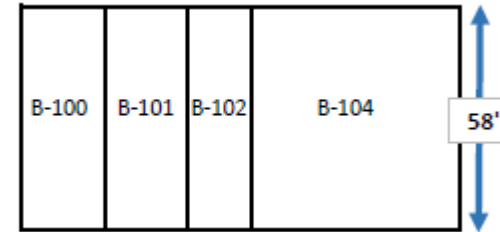
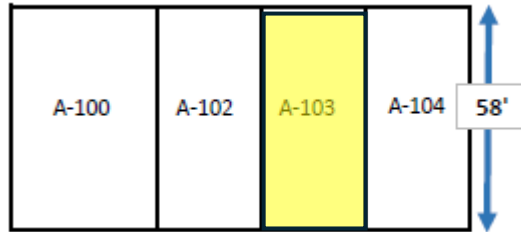




# Floor Plan & Tenant Roster



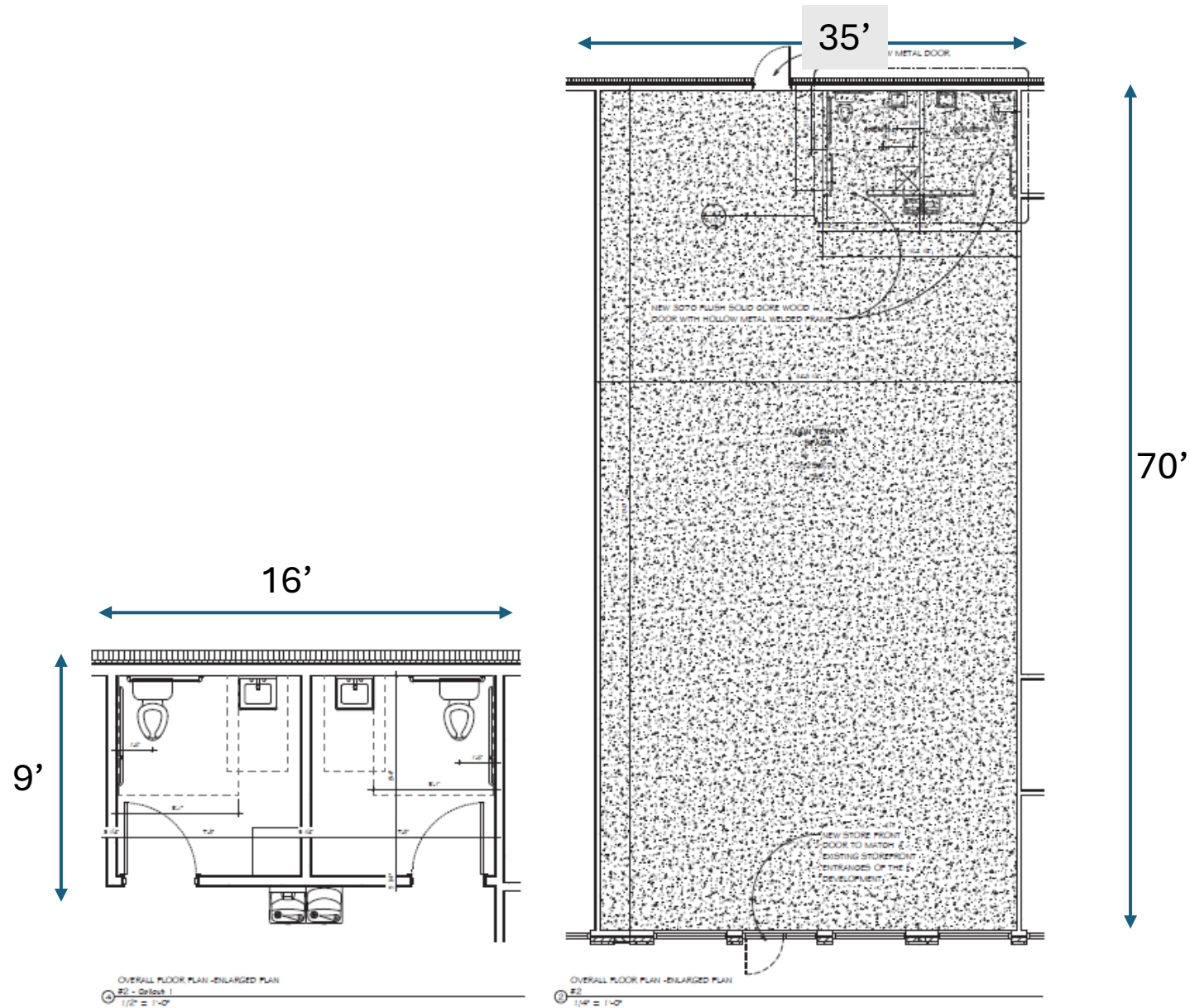
- \$25.00 to \$30.00 NNN
- 43,000 SF Center
- 5.23 / 1000 Parking Ratio
- Avg Daily Traffic 23,000 to 25,000 VPD



Unit	Tenant	Size (Sq Ft)
A-100	Tropical Smoothie Café	2,236
A-102	Great Am Cookie Co / Marble Slab	1,363
A-103	VACANT – Sub-lease	1,358
A-104	T-Mobile	1,208
B-100	US Nails & Spa	1,130
B-101	Great Clips	1,106
B-102	Nutrishop	851
B-104	Isotonics	2,801

Unit	Tenant	Size (Sq Ft)
D-1	Loco Taco Restaurant	2,500
D-2	Rock-n-Roll Sushi	2,202
D-3	Go Glow	1,855
D-4	Studio 432	2,500
D-106	Rebel Fan Shop	6,500
D-109	Elliott Lane	2,200
D-7	VACANT	2,450
D-8&9	Hybrid Dispensary	2,801
D-113	DMR Salon & Extension Bar	1,066
D-115	Orangetheory Fitness	2,900
D-116	Chidoriya Ramen & Poke	2,400

# Floor Plan D-7







1801 West Jackson Street, Oxford Ms



# The Market

## Oxford, Ms – Home of The University of Mississippi (Ole Miss)

Oxford, Mississippi, home to The University of Mississippi (Ole Miss) is the 2<sup>nd</sup> fastest growing college town in the United States increasing in population 102% from 2000 to 2023. This quaint southern town has been featured in countless publications, including Southern Living, as one of the best communities in which to live in the country. Not only is Oxford one of the most desirable college experiences in the country but is also in demand due to its historic downtown entertainment district, The Square; strong literary community, and local color and food provided by its list of award-winning restaurants.

