

RETAIL PROPERTY FOR LEASE



RESERVOIR SQUARE

1919 Spillway Road, Brandon, MS 39047

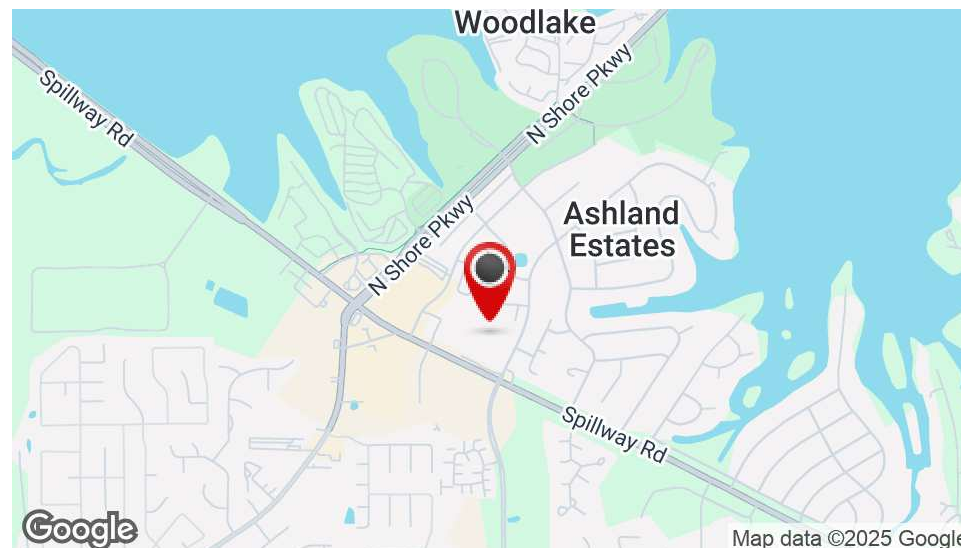
JOHN MICHAEL HOLTMANN

Principal
601.914.0800
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CONCORD
COMPANIES

RESERVOIR SQUARE

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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	60,000 SF
Available SF:	2,400 - 25,082 SF
Number of Units:	10

PROPERTY OVERVIEW

The property is located on Spillway Rd in Brandon, MS. Spillway Rd ties Brandon in with Madison and Ridgeland, the new Lake Harbor Extension Road completed in 2023 connects this property directly to Costco Wholesale, the Renaissance, Township, and the hottest office market in the Metro along Highland Colony Pkwy. New residential growth in the area has been strong in recent years. Being one of the fastest growing communities in the state, people call Brandon home due to the high quality of life evident throughout the community. The Rankin County School District is the Third Largest in the State. The district recently received an Accountability Rating of "A" by the MS Dept. of Education. Every school in Brandon has received this distinction as well.

LOCATION OVERVIEW

- 37,000 Vehicles Per Day
- Excellent Visibility
- Signalized Intersection
- 5 Curb Cuts for Ingress/Egress

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LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,400 - 25,082 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Reservoir Square	Available	25,082 SF	NNN	Negotiable	Former grocery box.
Reservoir Square	Available	2,400 SF	NNN	Negotiable	Former gym space.

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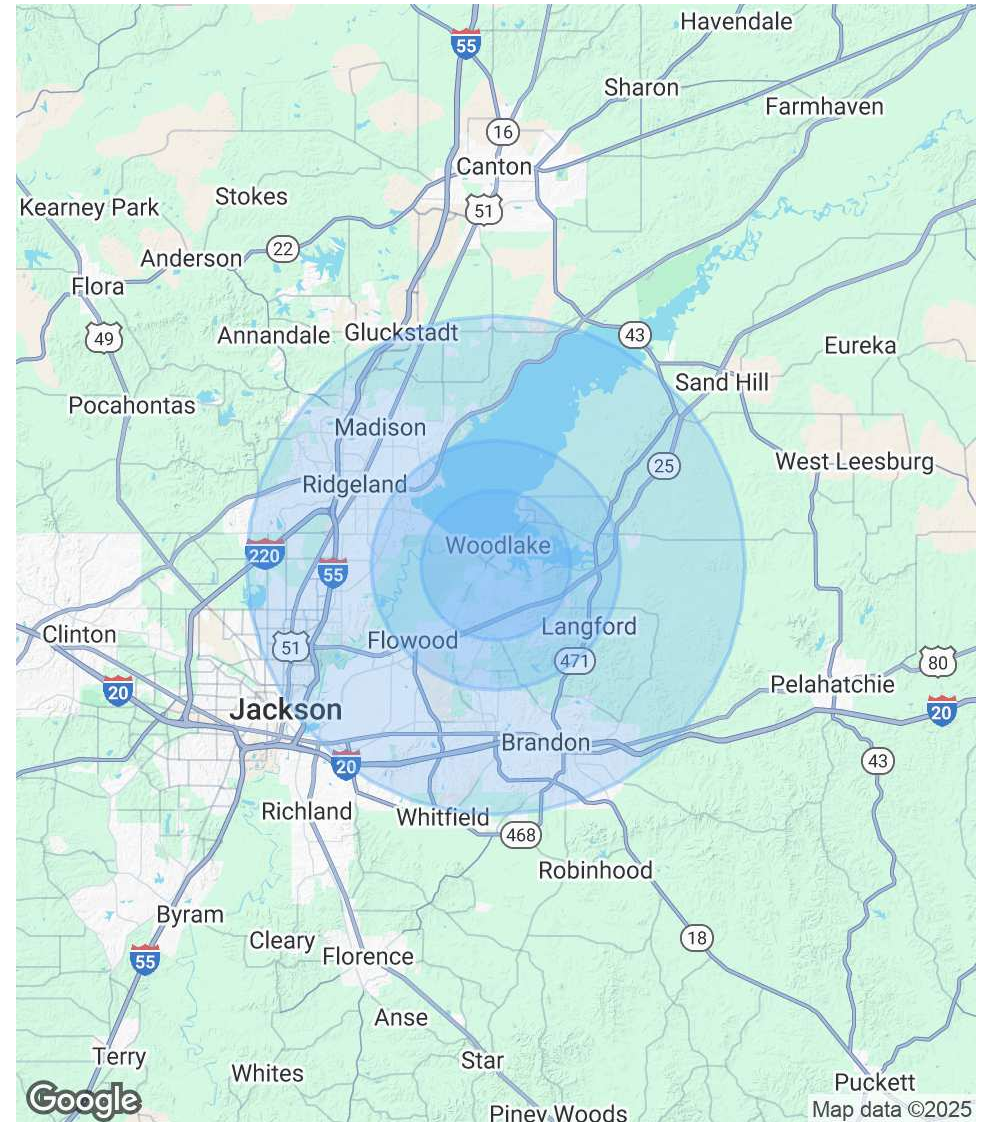
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	26,427	69,235	223,214
Average Age	40	40	40
Average Age (Male)	38	39	39
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	10,865	29,317	92,181
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$115,687	\$106,901	\$96,833
Average House Value	\$313,136	\$305,917	\$279,440

Demographics data derived from AlphaMap



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