

RETAIL PROPERTY FOR SALE / LEASE



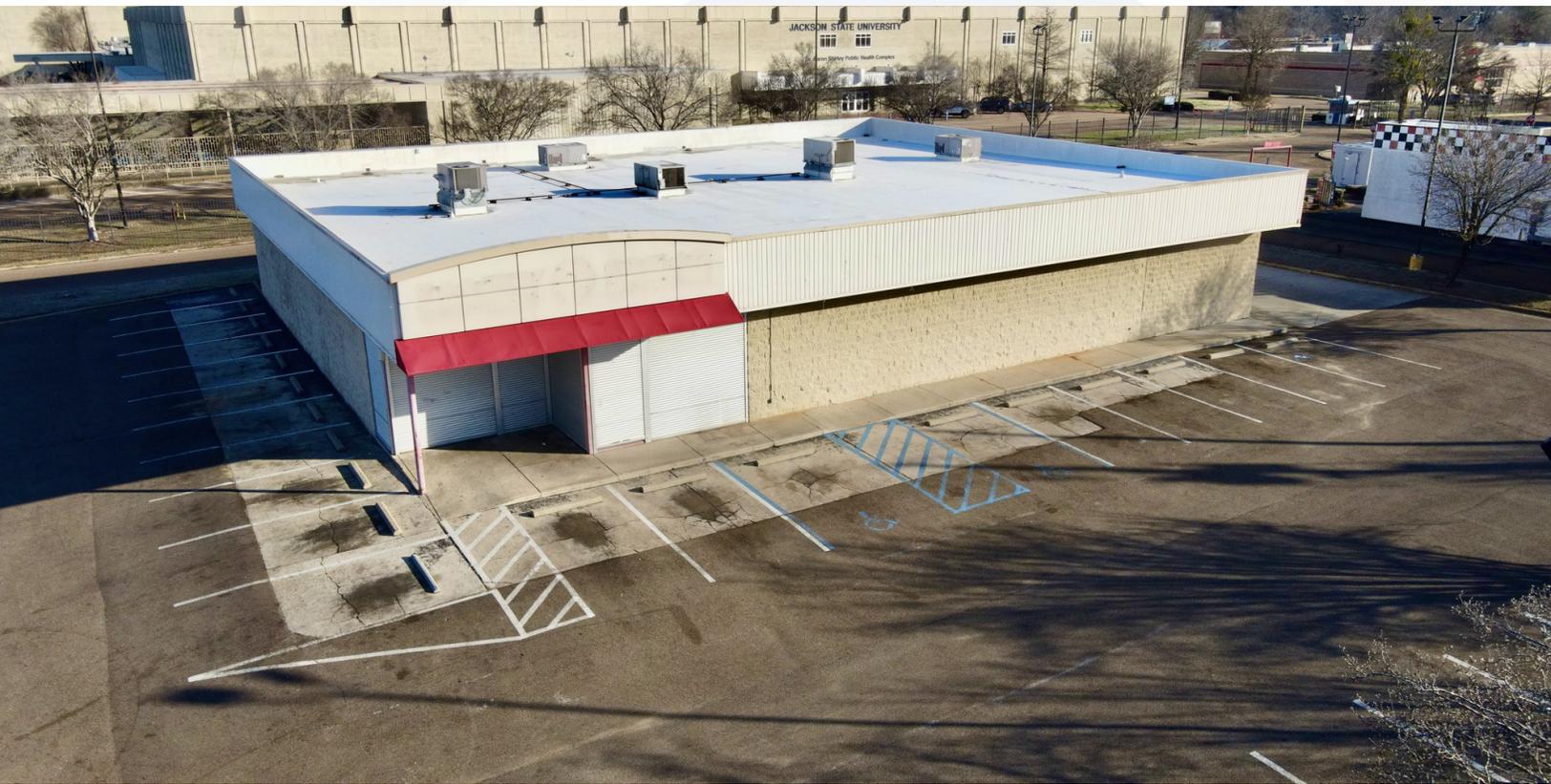
320 WEST WOODROW WILSON AVENUE

JACKSON, MS 39213

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PROPERTY DESCRIPTION

Unlock the potential of a highly visible commercial property in North Jackson’s established Woodrow Wilson retail corridor. Strategically positioned at the primary entrance to the Jackson Medical Mall, this location benefits from exceptional daily activity generated by one of the region’s most important healthcare hubs, producing an estimated 200,000 healthcare-related visits annually, or approximately 5,000 visitors per day. This consistent traffic provides a built-in customer base ideal for retail, service, medical-adjacent, or community-focused users.

The property is situated on approximately one acre, offering excellent drive-by exposure, prominent street frontage, and convenient ingress and egress along a heavily traveled thoroughfare. Strong neighborhood density, combined with proximity to major employers, medical services, and surrounding commercial uses, supports sustained foot and vehicle traffic throughout the day.

The existing retail building features a flexible and adaptable interior layout, allowing users to efficiently customize the space for a wide range of uses, including retail, medical support services, pharmacy, convenience retail, professional offices, or nonprofit and community service organizations. Existing infrastructure and parking further enhance the property’s functionality and reduce time to occupancy. Available for sale or lease, this offering presents an attractive opportunity for owner-users, investors, and tenants seeking a highly visible location with stable traffic drivers and long-term relevance in a proven commercial node. Properties with this combination of healthcare adjacency, visibility, and flexibility are increasingly difficult to replicate, making 320 Woodrow Wilson Avenue a compelling opportunity in the Jackson market.

PROPERTY HIGHLIGHTS

- Strategic Medical Adjacency
- High-Visibility Location
- ±1 Acre Site
- Adaptable Retail Building
- Strong Traffic Drivers
- Sale or Lease Opportunity

OFFERING SUMMARY

Building Size:	8,651 SF
Stories/Floors:	1
Year Built:	1999
Year Renovated:	2014
List Price:	\$500,000.00
Price Per Foot:	\$57.80
Lease Rate:	\$9.00 SF/yr (NNN)
Parking Spaces:	43
Parking Ratio	4.97 per 1000
Lot Size:	1 Acre
Zoning:	C-3 - General Commercial
Traffic Count:	14,000 VPD

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ADDITIONAL PHOTOS



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RETAILER MAP



Map data ©2026 Google

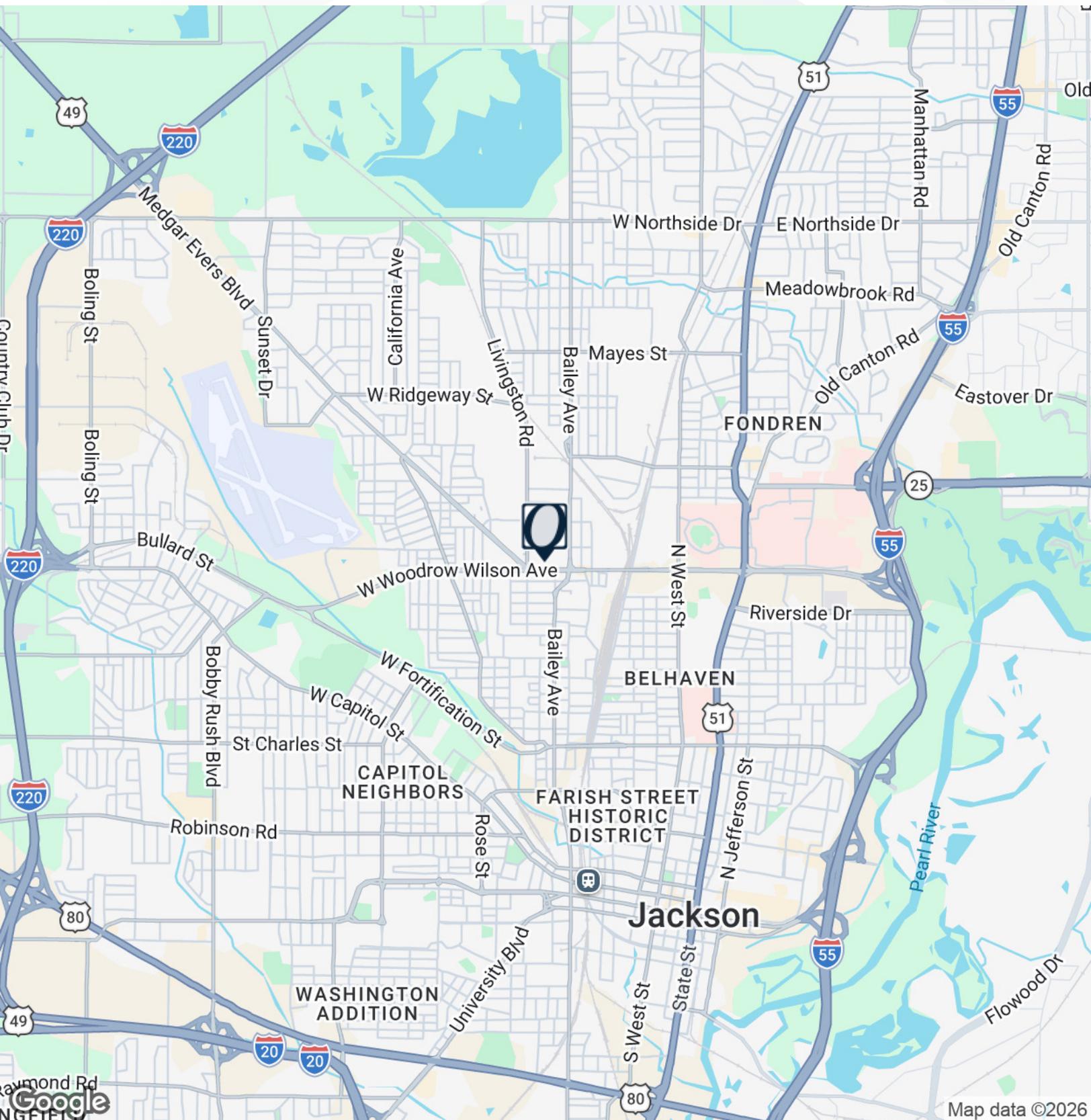
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LOCATION MAP



Map data ©2026

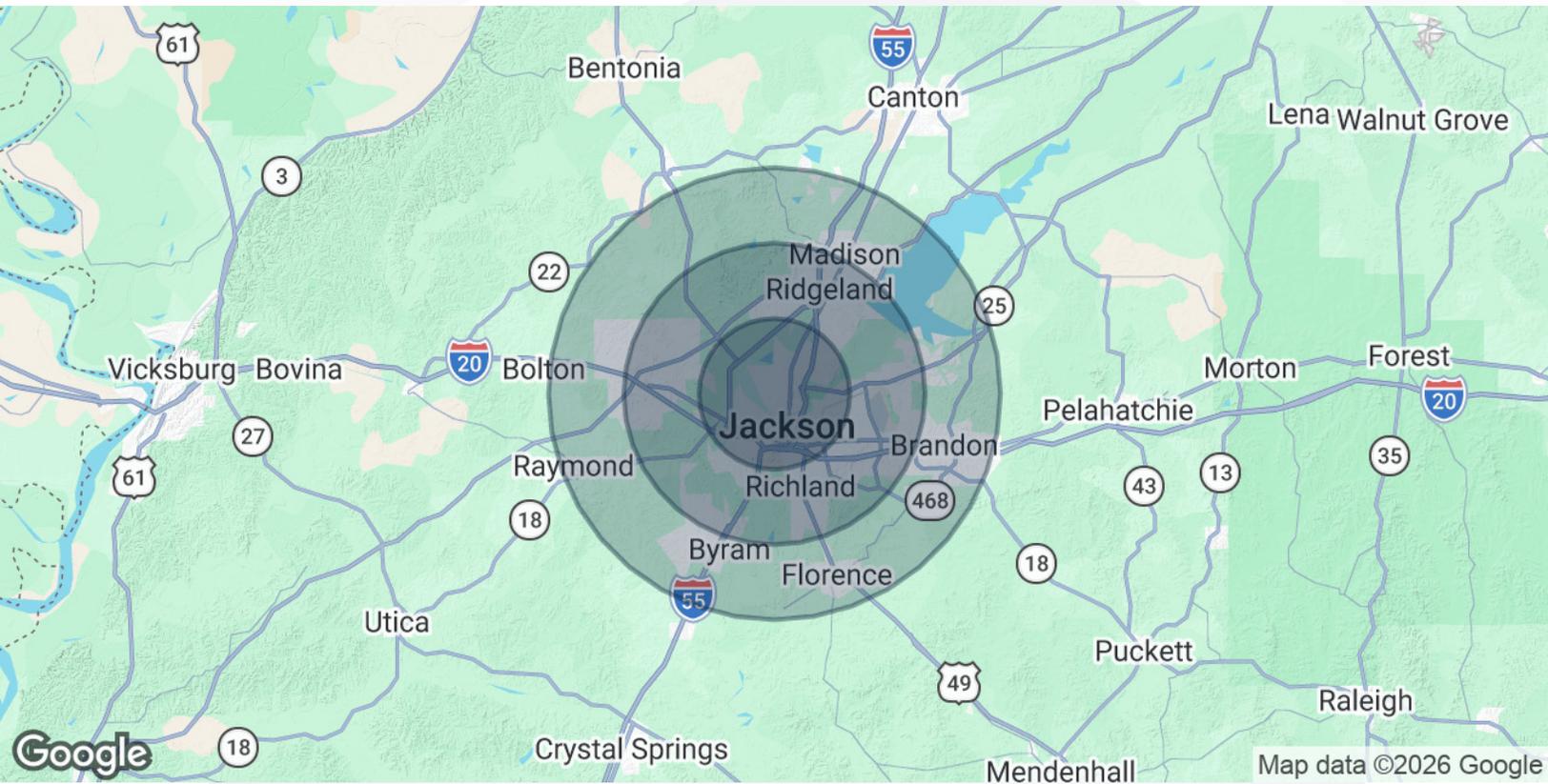
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	97,951	270,202	398,698
Average Age	40	40	40
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	42,258	112,320	159,506
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$53,499	\$72,932	\$87,722
Average House Value	\$161,236	\$207,215	\$249,542

Demographics data derived from AlphaMap

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**STERLING MCCOOL, CCIM**

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MS #49678

PROFESSIONAL BACKGROUND

Sterling is a third generation real estate professional and second generation auctioneer in the state of Mississippi. He provides commercial real estate services to clients ranging from small local investors to Fortune 500 companies across the Southeast with over 300 transactions and counting.

Earning the coveted CCIM (Certified Commercial Investment Member) designation, Sterling was named as a Top 50 Under 40 Business Leader in the state by Mississippi Business Journal as well as Realtor of the Year by the Mississippi Commercial Association of Realtors (MCAR) and Community Champion by Mississippi Realtors for exceptional contributions towards improving communities throughout the state.

Sterling has recently served as President of both Central Mississippi Realtors and Mississippi Commercial Association of Realtors and was recently elected to serve as Treasurer for the Mississippi CCIM Chapter. He values the opportunity to volunteer for organizations impacting our community and the real estate profession.

Passionate for the outdoors, he enjoys trail running, kayaking, and skiing, but prefers any time spent with his wife, two children, and two dogs.

EDUCATION

Mississippi State University - Bachelor of Business Administration - Business Management

MEMBERSHIPS

Treasurer - 2026 - Mississippi CCIM Chapter
 Awarded - 2024 - National Commercial Award - National Association of Realtors
 President - 2024 - Central Mississippi Realtors
 Awarded - 2023 - Under 40 Award - Mississippi Association of Realtors
 President - 2023 - Mississippi Commercial Association of Realtors
 President Elect - 2023 - Central Mississippi Realtors
 President Elect - 2022 - Mississippi Commercial Association of Realtors
 First Vice President - 2022 - Central Mississippi Realtors
 Awarded - 2021 Top 50 Under 40 - Mississippi Business Journal
 Director - 2020-21 Board of Directors - Central Mississippi Realtors
 Awarded - 2019 Community Champion - Mississippi Association of Realtors
 Member - Mississippi CCIM Chapter
 Member - Mississippi Commercial Association of Realtors
 Member - Mississippi Agricultural, Industrial, & Commercial Realtors
 Member - Mississippi Association of Realtors
 Member - National Association of Realtors

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**CHARLES MUNGAN**

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Direct: **601.366.8600** | Cell: **769.232.4680****PROFESSIONAL BACKGROUND**

Charles Mungan is a lifelong resident of Ridgeland, Mississippi, and a proud graduate of the University of Mississippi, where he was honored as the program's top real estate student—a distinction that reflects both his academic excellence and commitment to the industry.

Driven by a passion for helping businesses and investors succeed, Charles returned to the Jackson Metro Area to build his career in commercial real estate. He now specializes in investment sales, leasing, and site selection across retail, office, and industrial sectors. Known for his strong market knowledge, integrity, and hands-on approach, Charles works closely with clients to deliver tailored solutions that align with their goals.

Outside of work, Charles enjoys staying active on the basketball court, playing the piano, and spending time with friends and family. His personable nature, paired with a results-driven mindset, makes him a trusted advisor for clients navigating the ever-changing real estate landscape.

Whether you're looking to buy, sell, or lease commercial property, Charles offers the professional expertise and personal dedication to guide you every step of the way.

EDUCATION

BBA in Real Estate/Finance, University of Mississippi

MEMBERSHIPS

Member, Mississippi Commercial Association of Realtors (MCAR)

Member, Central Mississippi Realtors (CMR)

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