

GROUND LEASE



TOPGOLF OUTPARCEL

102 TOPGOLF WAY, RIDGELAND, MS 39157

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PROPERTY DESCRIPTION

An exceptional ground lease opportunity in the heart of Ridgeland's thriving commercial corridor.

This ±29,000 square foot outparcel is strategically located adjacent to the newly opened Topgolf, benefiting from consistent consumer traffic and unparalleled visibility along one of the area's most active retail and entertainment destinations. Situated within a high-growth submarket of Metro Jackson, the site enjoys excellent access from Interstate 55 and Highland Colony Parkway, drawing visitors from across the region.

The property offers a rare opportunity for national or regional tenants seeking to establish a presence alongside a premier entertainment anchor. Its location makes it particularly well-suited for quick-service restaurants (QSR), retail brands, or experiential concepts looking to leverage the built-in foot traffic and strong market demographics.

Surrounding retailers include Sam's Club, Walmart, Costco, Renaissance at Colony Park, Malco Theatres, and numerous hotels and dining destinations, further enhancing the site's appeal. With a long-term ground lease structure, this offering provides a blank canvas for a tenant's flagship location in one of Mississippi's most dynamic retail trade areas.

PROPERTY HIGHLIGHTS

- ±29,000 SF outparcel next to Topgolf
- Prime location near I-55 and Highland Colony Pkwy
- Ideal for QSR, retail, or entertainment concepts
- Near Renaissance, Sam's Club, Walmart, Costco, and more
- Long-term, 20 year ground lease in high-traffic corridor
- 10% rent escalations every five years

OFFERING SUMMARY

Lease Rate:	\$4.00 SF/yr (Ground)
Available SF:	29,000 SF
Lot Size:	0.67 Acres

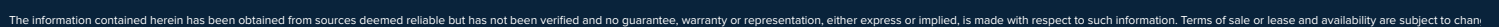
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	12,815	29,917	76,608
Total Population	32,400	72,375	184,488
Average HH Income	\$128,261	\$113,380	\$103,370

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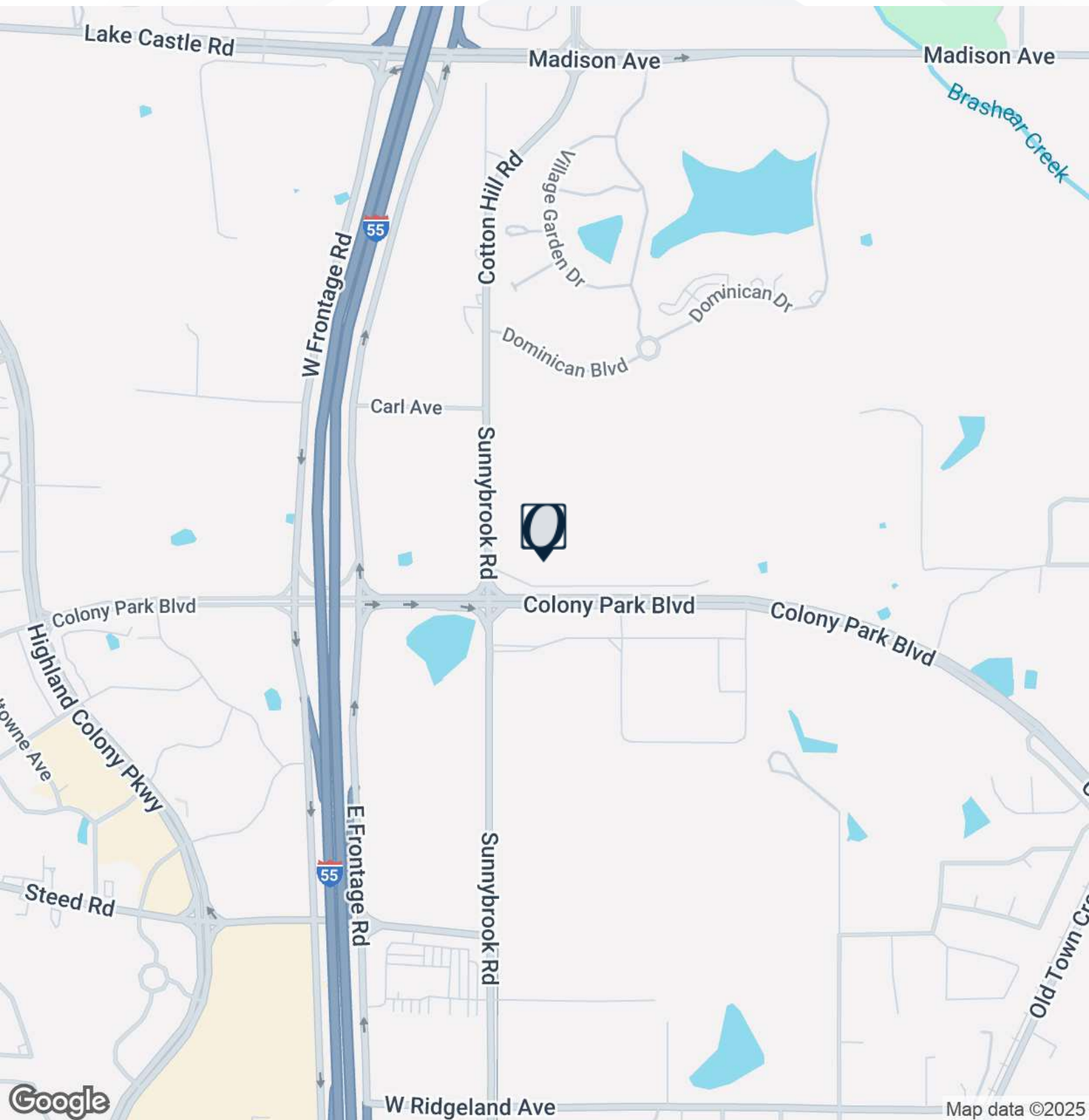


ADDITIONAL PHOTOS



FOR LEASE TOPGOLF OUTPARCEL

LOCATION MAP



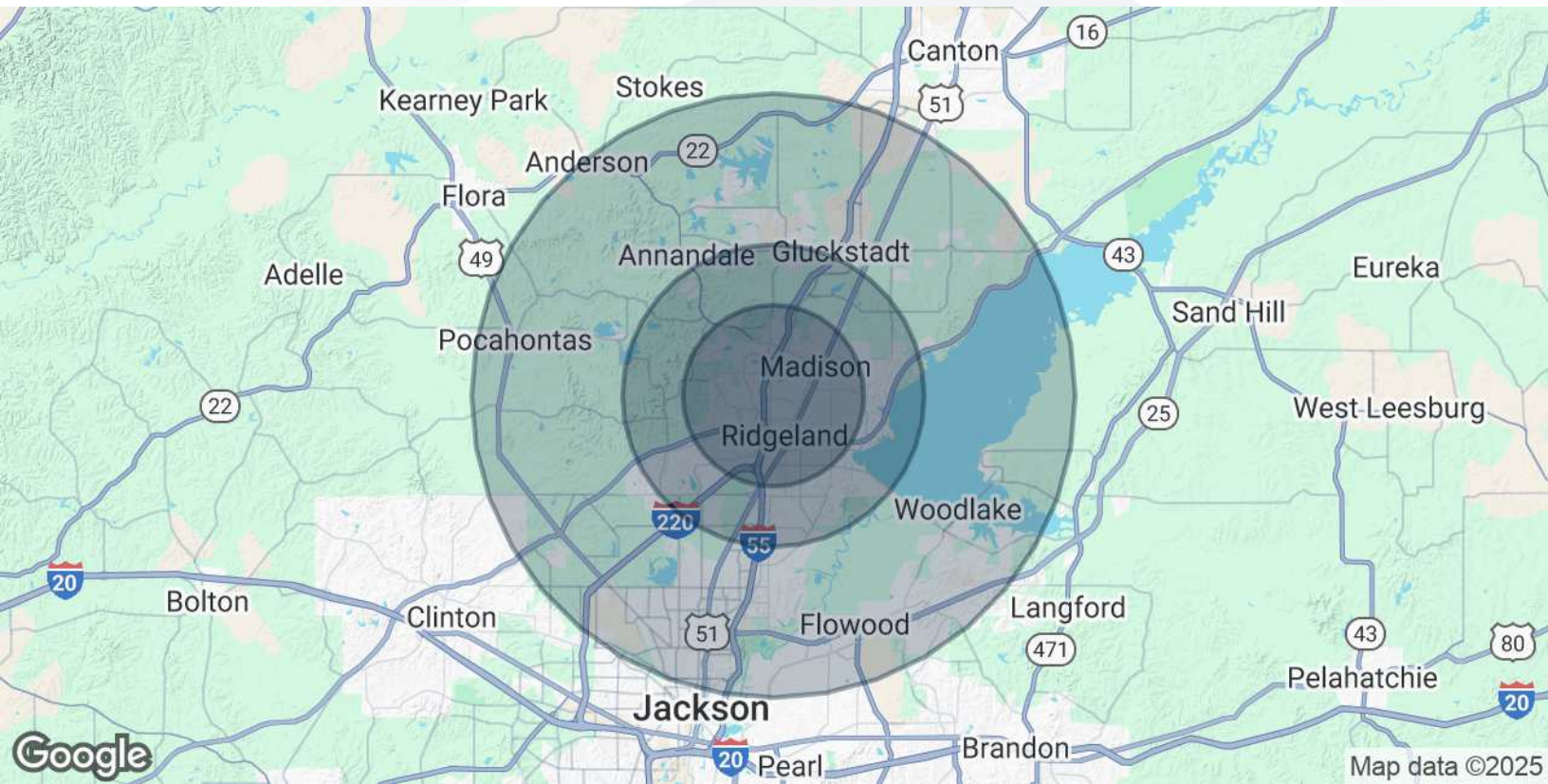
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	32,400	72,375	184,488
Average Age	43	41	40
Average Age (Male)	41	40	39
Average Age (Female)	44	43	42
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	12,815	29,917	76,608
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$128,261	\$113,380	\$103,370
Average House Value	\$358,785	\$327,742	\$311,968
RACE	3 MILES	5 MILES	10 MILES
Total Population - White	19,863	36,948	94,285
Total Population - Black	8,452	28,116	75,089
Total Population - Asian	1,728	2,551	4,807
Total Population - Hawaiian	13	18	35
Total Population - American Indian	95	196	401
Total Population - Other	1,036	1,967	3,419

Demographics data derived from AlphaMap

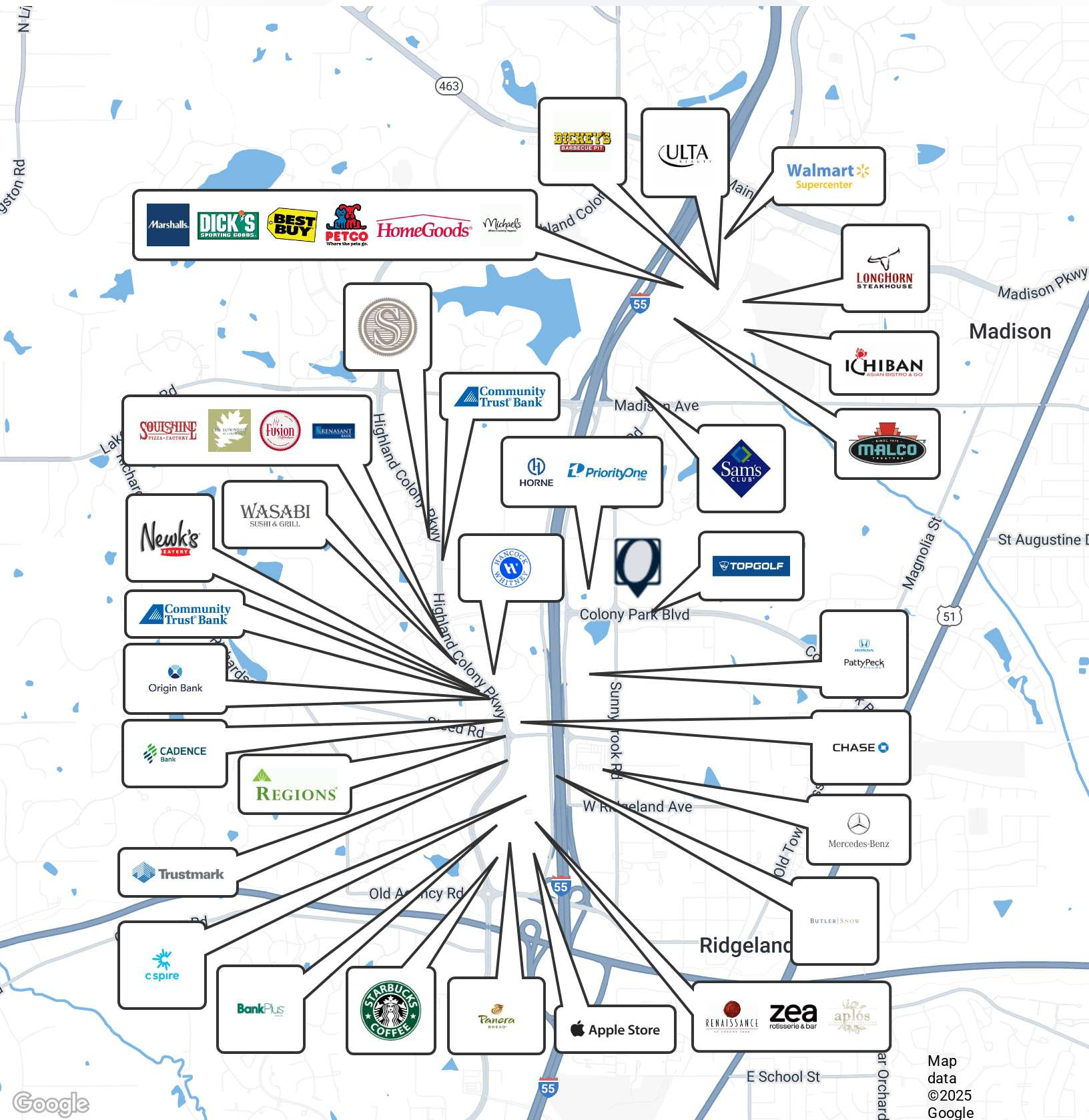
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RETAILER MAP



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