

PRIME RIDGELAND, MS LOCATION • EXCELLENT VISIBILITY • STRONG LOCAL ECONOMY

INVESTMENT OFFERING MEMORANDUM

SUBJECT PROPERTY



301 ORCHARD CT
Ridgeland, MS



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ORCHARD COURT

301 Orchard Ct
Ridgeland, MS

PRICE
\$499,000

BUILDING SIZE
Approx. 10,628 SF

LOT SIZE
1.02 Acres

INVESTMENT SUMMARY

Property Type	Flex Commercial Space
Potential Use	Retail, Office, Warehouse
Parking	Ample On-Site Parking
Tenancy	Single / Divisible

VERSATILE COMMERCIAL SPACE

Flexible single-tenant building suitable for a variety of commercial uses including retail, office, or warehouse.

INVESTMENT HIGHLIGHTS

EXPANSIVE LOT WITH AMPLE PARKING

Spacious 1.02-acre lot provides ample on-site parking for employees and customers, a valuable asset in this thriving area.

POTENTIAL FOR MULTI-TENANT DEMISE

The building's layout, featuring a separate rear entrance, presents a compelling opportunity to demise the space for multiple tenants.

MODERN & ACCESSIBLE FACILITIES

Features multiple ADA-compliant restrooms, including a women's room with three stalls and a men's room with a stall and urinal.

STRATEGIC & VISIBLE LOCATION

Strategically located in Ridgeland, offering excellent access and visibility in a thriving commercial corridor for maximum business exposure.



PROPERTY OVERVIEW

301 ORCHARD COURT

We are pleased to present 301 Orchard Court, a well-maintained commercial property offering significant flexibility for an owner-user or investor. The building comprises approximately 10,628 square feet situated on a generous 1.02-acre lot. The interior boasts a large, open-concept floor plan that can be easily adapted for a variety of uses, including retail, office, or light industrial. A portion of the warehouse is climate-controlled, adding another layer of versatility and value to this exceptional offering.

The property is well-equipped with modern facilities, including multiple ADA-compliant restrooms designed for high capacity. Two private bathrooms are located near a separate set of storefront doors, which suggests the space was previously demised and could be effortlessly configured for multi-tenant use, providing an additional stream of potential income.



10,628 SF

BUILDING SIZE



1.02 ACRES

LOT SIZE



PARTIAL

CLIMATE CONTROL



EASILY DEMISED

MULTI-TENANT USE

FLOOR & SITE PLAN

EFFICIENT & VERSATILE LAYOUT

Explore the potential of this highly efficient and versatile property, thoughtfully designed to accommodate a wide range of commercial uses. The layout features a substantial first-floor area of 9,694.1 SF, perfectly complemented by a 933.8 SF climate-controlled warehouse. This combination offers approximately 10,628 SF of total usable space, providing a flexible canvas for any tenant's operational needs.

The main building's clean, rectangular shape maximizes space utilization and allows for straightforward customization. Situated on an expansive 1.02-acre lot, the property boasts an abundance of surface parking and ensures easy ingress and egress for both customers and deliveries. The aerial site plan clearly illustrates the significant parking field and the building's strategic positioning, highlighting its excellent accessibility and functionality.



10,628 SF
TOTAL GLA

9,694.1 SF
MAIN AREA

933.8 SF
WAREHOUSE

1.02±
ACRES



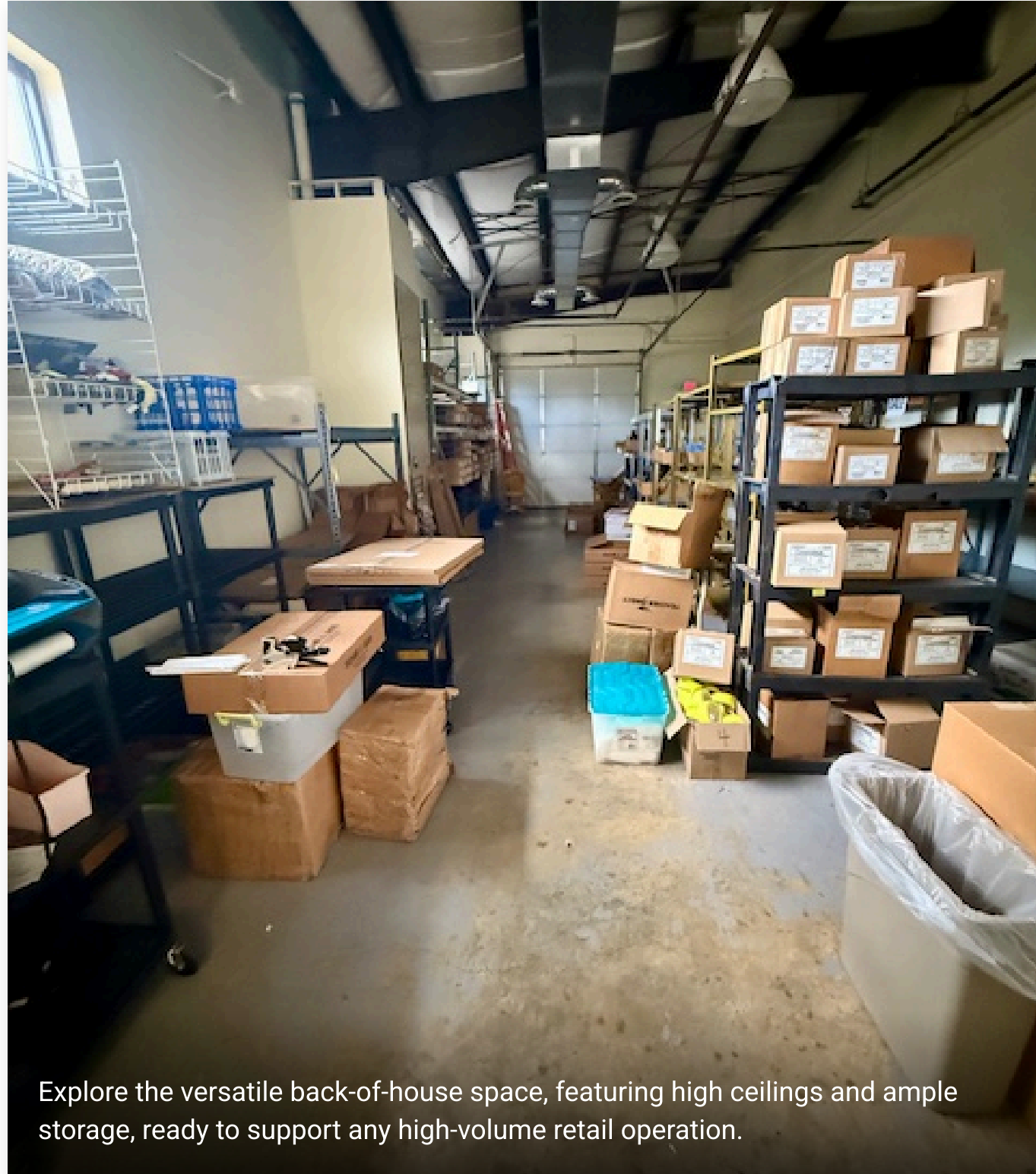
PROPERTY PHOTOS



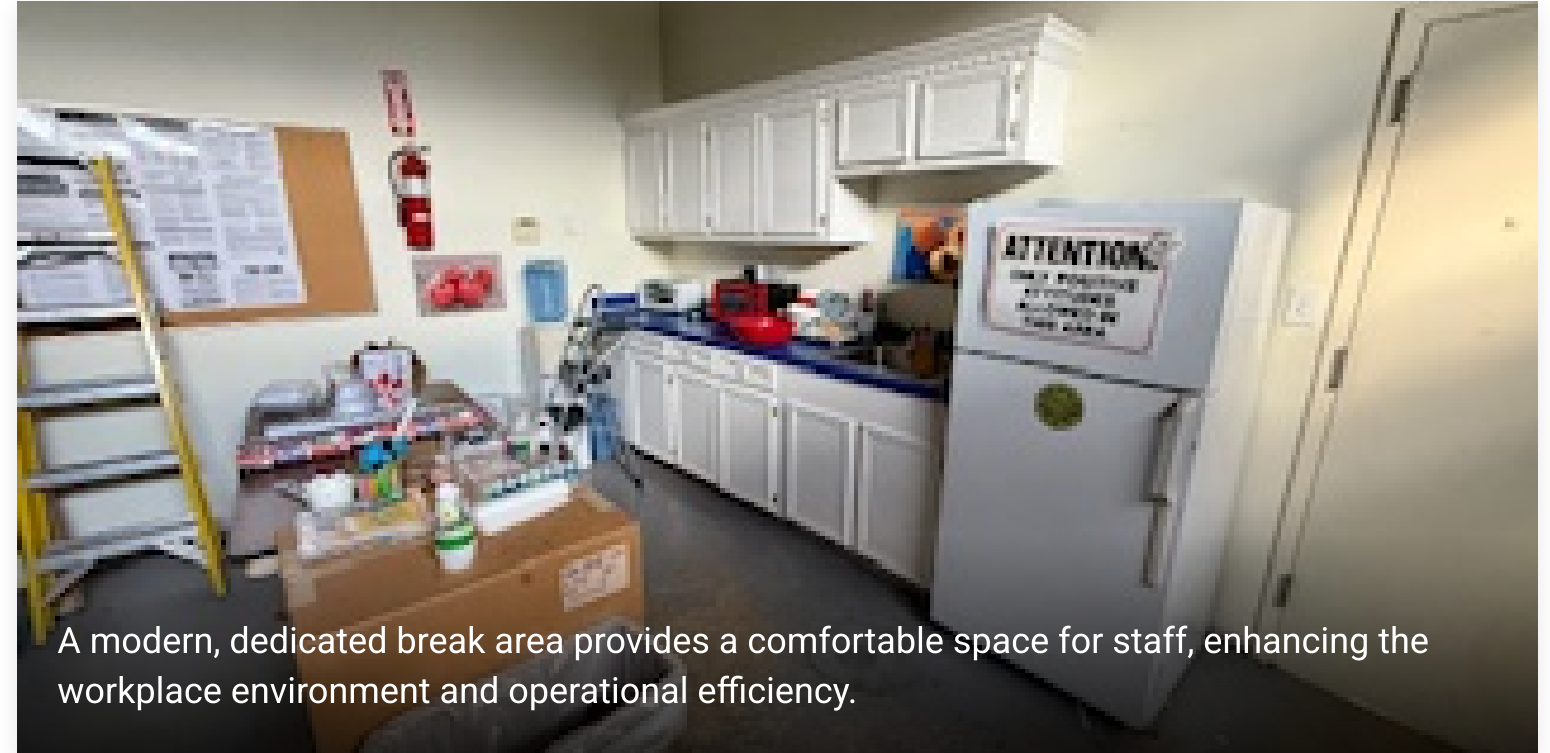
PROPERTY PHOTOS - INTERIOR



PROPERTY PHOTOS



Explore the versatile back-of-house space, featuring high ceilings and ample storage, ready to support any high-volume retail operation.

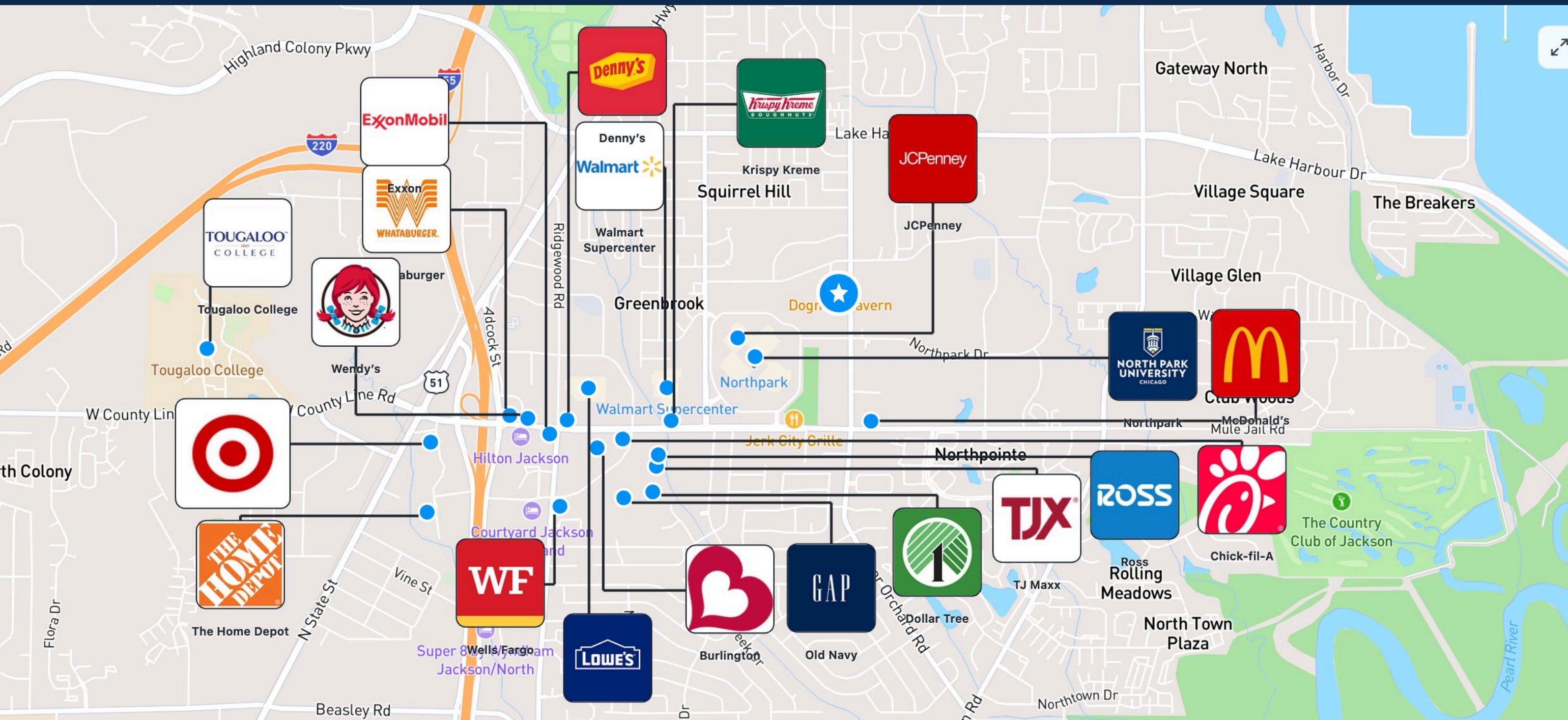


A modern, dedicated break area provides a comfortable space for staff, enhancing the workplace environment and operational efficiency.



The spacious interior offers a blank canvas, perfectly suited for customizing your retail layout to maximize customer flow and product visibility.

A Location Defined by Convenience



Dynamic Retail Hub

Steps from premier shopping centers like Northpark and Renaissance at Colony Park, plus major national retailers.



Vibrant Dining Scene

An extensive selection of restaurants, from popular fast-casual eateries to fine dining establishments.



Everyday Essentials

Surrounded by essential services including premium grocers, supercenters, and auto dealerships.

MARKET DEMOGRAPHICS

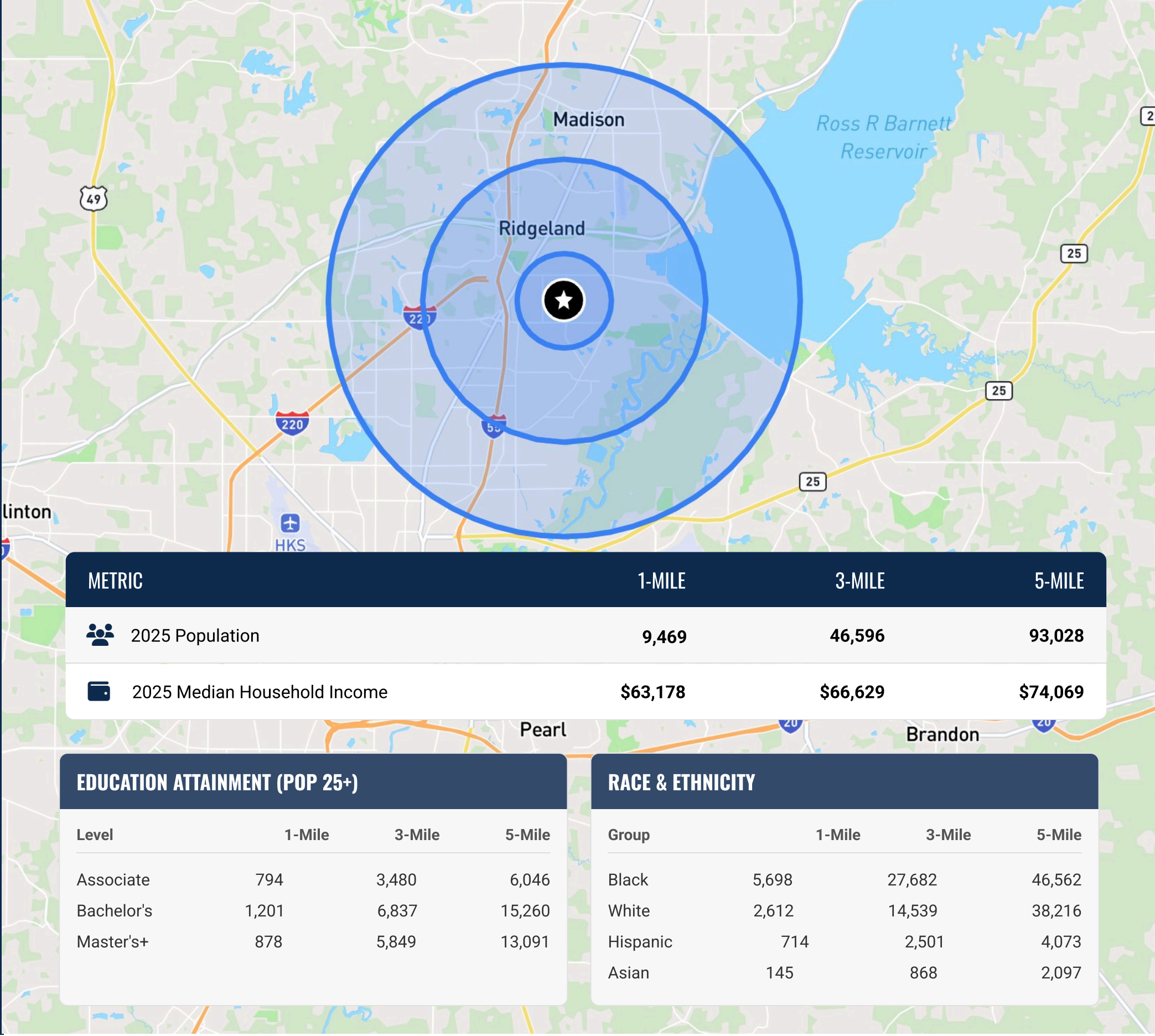
The area surrounding 301 Orchard Ct boasts strong demographic fundamentals, making it an attractive location for a wide range of businesses. With a dense and growing population, complemented by healthy household incomes across the 1, 3, and 5-mile radii, this location provides a substantial consumer base with significant spending power. The consistent population growth and business-friendly environment of Ridgeland and the greater Jackson MSA continue to drive robust economic activity in the region.

 93,028

Total Population in 5-Mile Radius

 \$74,069

Median HH Income in 5-Mile Radius



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EXCLUSIVELY MARKETED BY



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