

RETAIL PROPERTY FOR LEASE



# CHARMANT STATION

655 LAKE HARBOUR, RIDGELAND, MS 39157

**Scott Overby, CCIM CPM**  
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### PROPERTY DESCRIPTION

National, regional and local merchants provide a robust tenant mix at the centrally located Charmant Station Shopping Center. Located between two staples in Jackson dining, Newk's and Primos Cafe, Charmant provides an excellent retail leasing opportunity to maximize exposure to your product or service to a diverse customer base. Offering tremendous visibility with ample parking and easy access to Highways 51, Interstate 55 and The Natchez Trace. Charmant Station provides a prime location with an exceptionally designed center. Signalized intersection provides easy access to and from Lake Harbour Drive, Ridgeland's newest east/west connector providing direct access between Rankin County and Highland Colony Parkway.

### OFFERING SUMMARY

<b>Building Size</b>	16,200 SF
<b>Stories/Floors:</b>	1
<b>Year Built:</b>	2007
<b>Spaces Available:</b>	900 SF - 3,030 SF
<b>Price Per Foot:</b>	Base: \$16.00/SF NNN: \$4.67 SF
<b>Parking Spaces:</b>	94
<b>Zoning:</b>	
<b>Traffic Count:</b>	27,000 ADT
<b>Market:</b>	Jackson MS
<b>Sub-market:</b>	Ridgeland MS

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FLOOR PLANS



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Suite 900:Floor Plan

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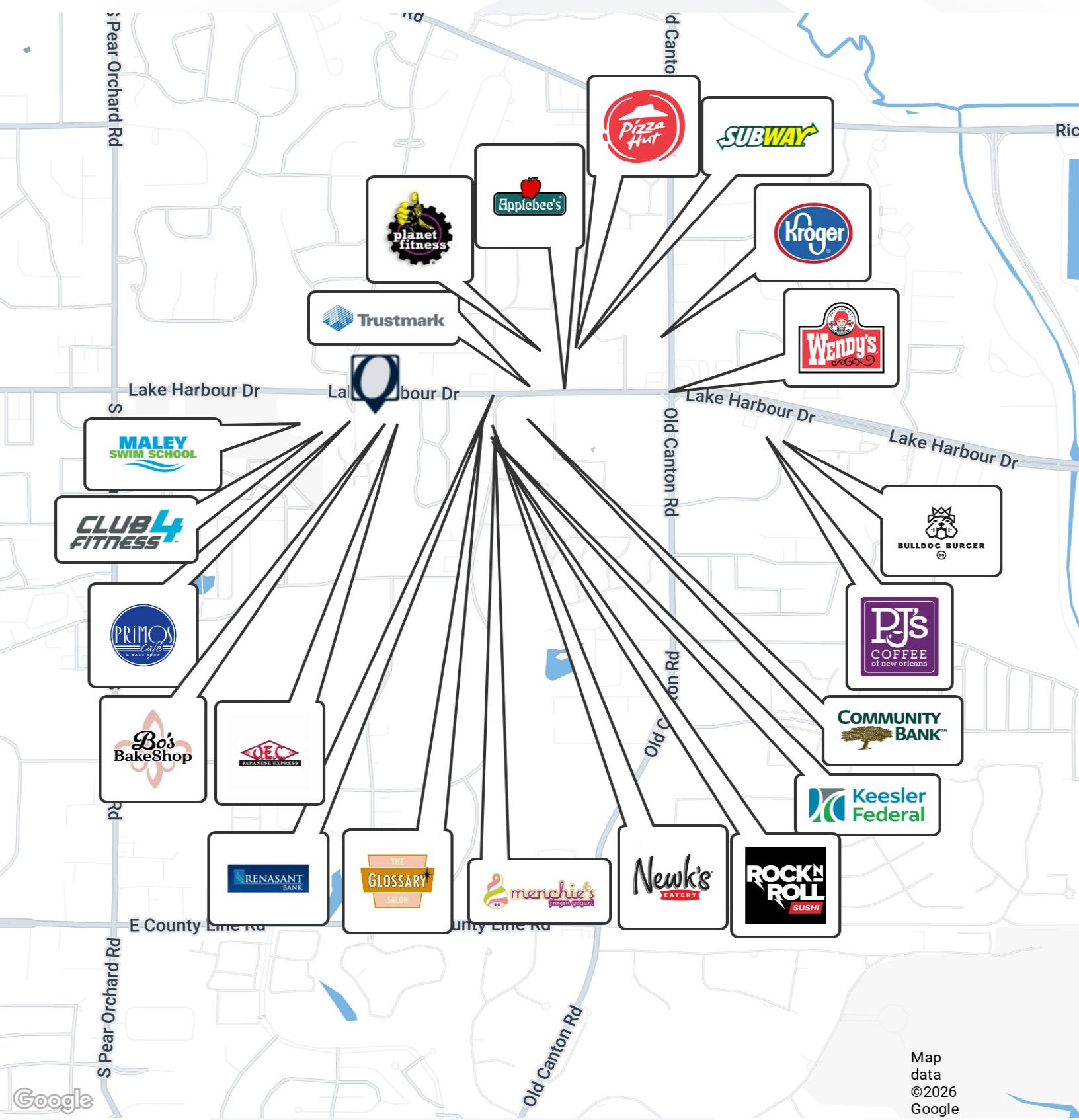
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RETAILER MAP



Map data  
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Google

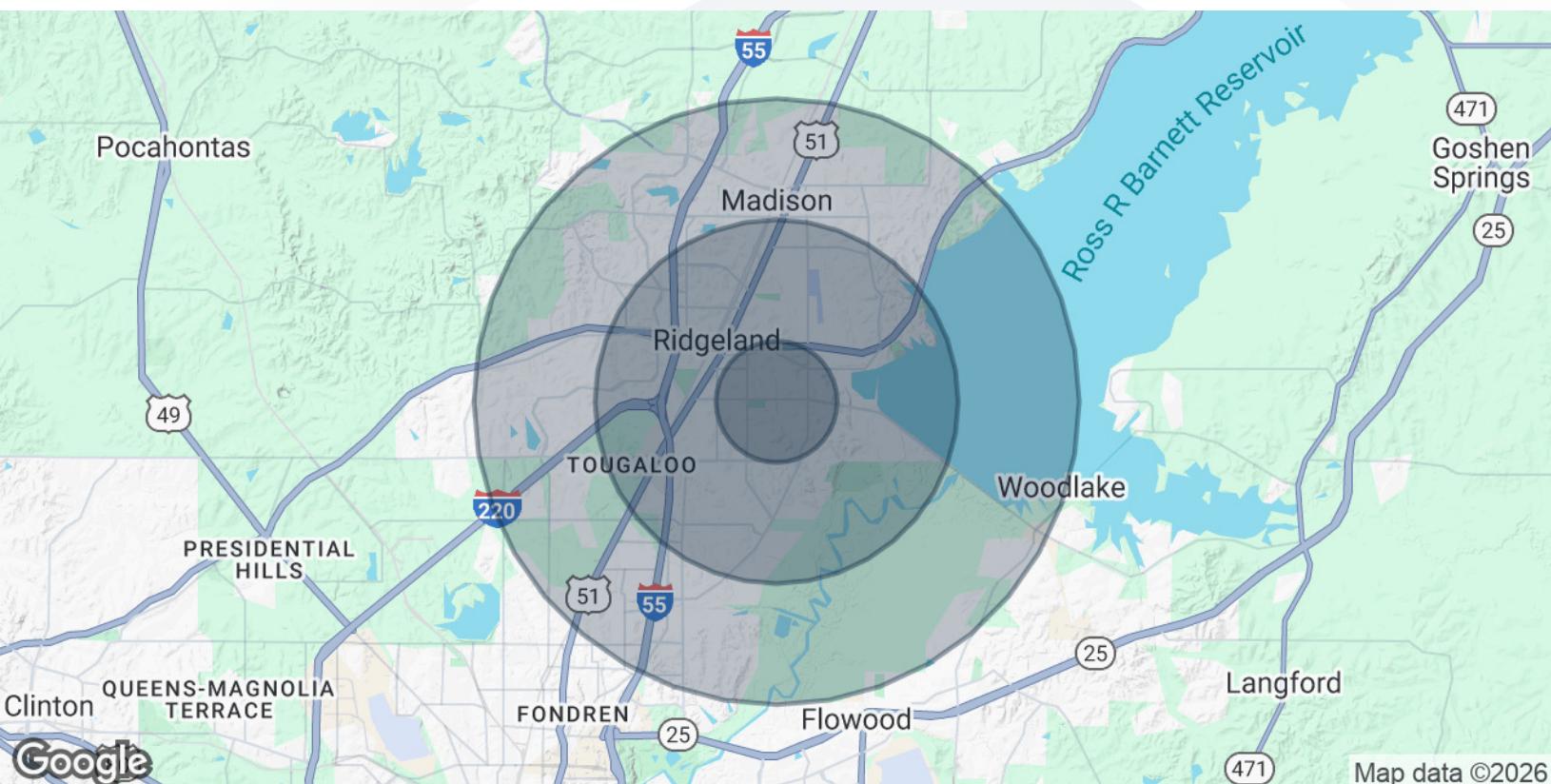
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	8,737	46,160	89,015
<b>Average Age</b>	31.9	34.2	34.6
<b>Average Age (Male)</b>	31.6	33.3	33.7
<b>Average Age (Female)</b>	32.3	35.1	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	4,268	19,845	36,573
<b># of Persons per HH</b>	2.0	2.3	2.4
<b>Average HH Income</b>	\$69,067	\$72,982	\$77,757
<b>Average House Value</b>	\$262,223	\$200,985	\$212,331

2020 American Community Survey (ACS)

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## ALICEN BLANCHARD

Broker Associate

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MS #B-24006

### PROFESSIONAL BACKGROUND

Alicen Blanchard is a licensed broker associate with Overby, Inc., specializing in investment sales, landlord representation, and commercial property advisory services throughout Central Mississippi. Since 2014, she has closed more than \$40 million in residential transactions and completed multiple commercial deals spanning office, retail, and mixed-use assets. She currently represents several commercial listings and is actively expanding her client base in the Jackson metropolitan market.

Alicen brings a disciplined, analytical approach to real estate, shaped by more than a decade in design, project management, and strategic planning, including her tenure as Director of Exhibits and Education at the Mississippi Children's Museum. This experience informs her ability to evaluate site functionality, operational performance, and long-term asset potential with exceptional precision.

She is a candidate pursuing the CCIM designation in 2026, underscoring her commitment to advanced financial modeling, market analysis, and investment strategy. Her growing commercial portfolio includes office and retail leasing, owner-occupant sales, and small-scale investment acquisitions, where she advises clients on asset repositioning, value creation, and strategic growth.

In addition to her brokerage practice, Alicen owns and operates Blanchard Group LLC, a portfolio of nineteen single- and multi-family properties in Jackson, Mississippi. This ownership experience provides her with firsthand insight into asset management, capital improvements, and investor decision-making, giving her a practical advantage when guiding clients through acquisition and disposition strategies.

A Jackson-area resident since 1992, Alicen is known for her professionalism, responsiveness, and attention to detail. She also serves as Chairperson of the Board of Directors for the Mississippi Children's Museum, reflecting her commitment to leadership and community development.

### EDUCATION

Bachelor of Arts, University of Mississippi, 1992

### MEMBERSHIPS

CCIM, Mississippi Chapter

National Association of Realtors

Mississippi Association of Realtors

Central MS Association of Realtors

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