

RETAIL PROPERTY FOR LEASE



CHARMANT STATION

655 LAKE HARBOUR, RIDGELAND, MS 39157

Scott Overby, CCIM CPM
Principal Broker | Overby, Inc.
601.366.8600
scott@overby.net

Alicen Blanchard
Broker Associate
601.366.8600
alicen@overby.net





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

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

Scott Overby, CCIM CPM
Principal Broker | Overby, Inc.
601.366.8600
scott@overby.net

Alicen Blanchard
Broker Associate
601.366.8600
alicen@overby.net





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

Suite 900:Floor Plan

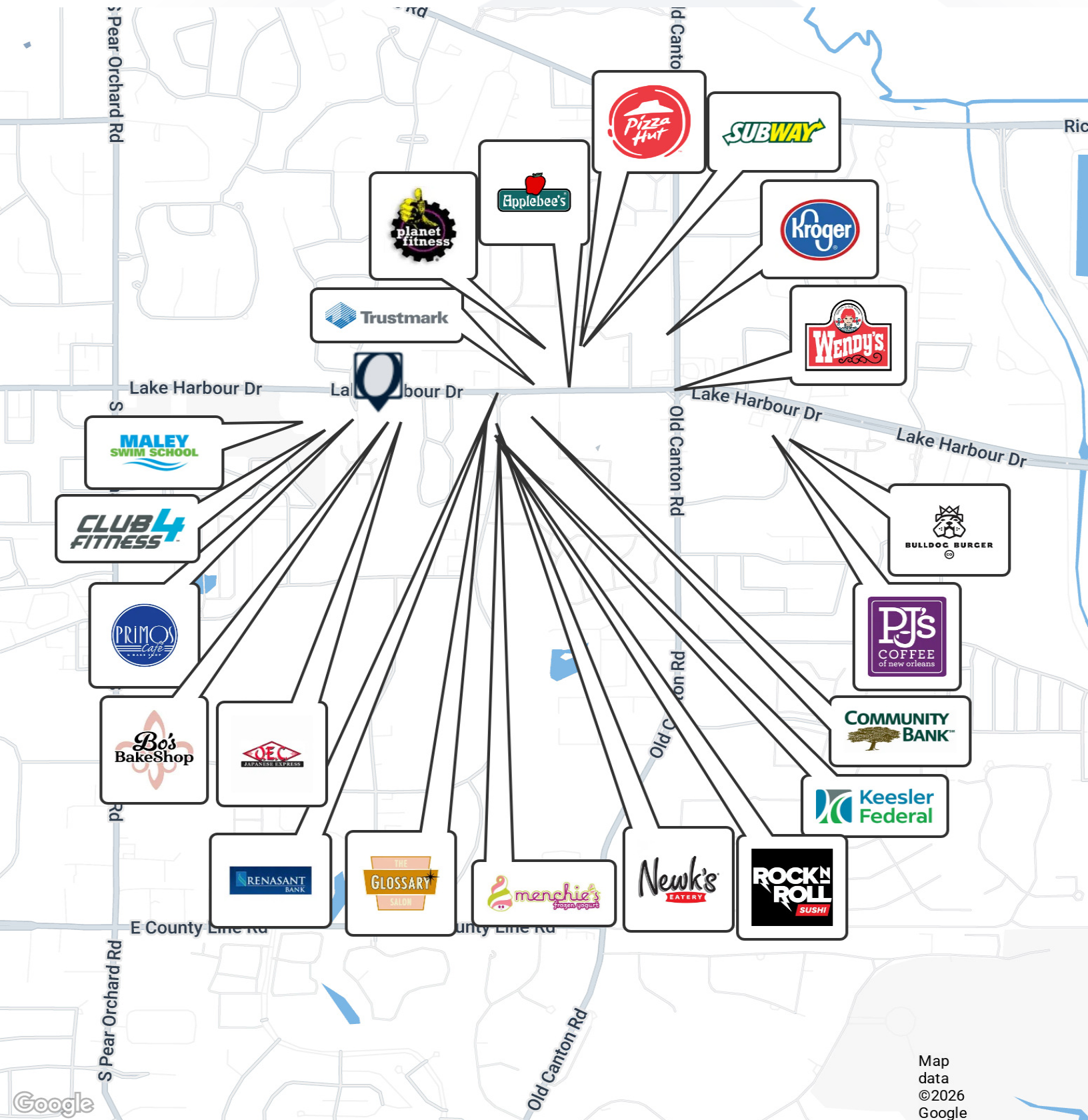
Scott Overby, CCIM CPM
Principal Broker | Overby, Inc.
601.366.8600
scott@overby.net

Alicen Blanchard
Broker Associate
601.366.8600
alicen@overby.net



FOR LEASE CHARMANT STATION

RETAILER MAP



Map
data
©2026
Google

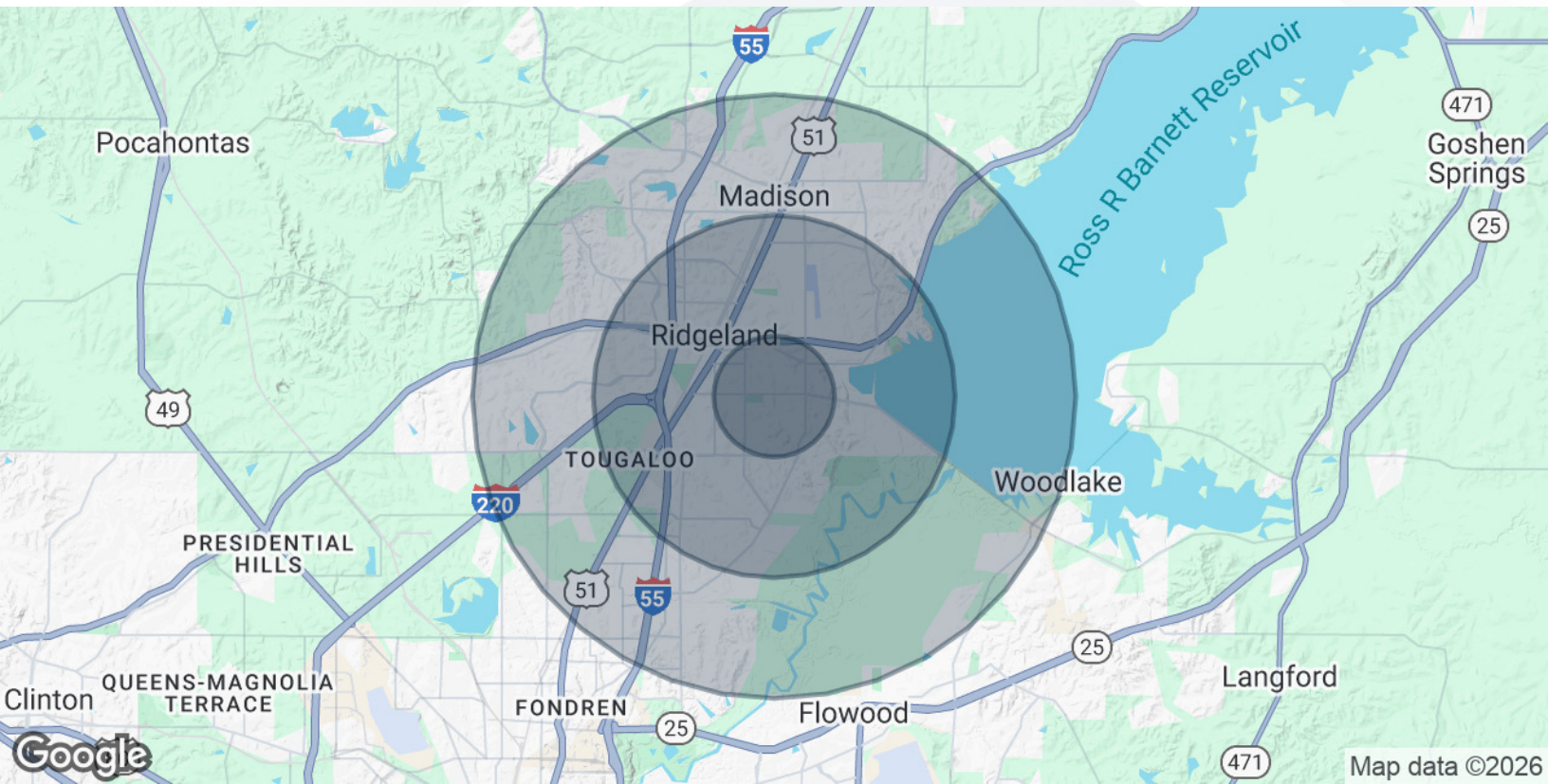
Scott Overby, CCIM CPM
Principal Broker | Overby, Inc.
601.366.8600
scott@overby.net

Alicen Blanchard
Broker Associate
601.366.8600
alicen@overby.net



FOR LEASE CHARMANT STATION

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,737	46,160	89,015
Average Age	31.9	34.2	34.6
Average Age (Male)	31.6	33.3	33.7
Average Age (Female)	32.3	35.1	35.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,268	19,845	36,573
# of Persons per HH	2.0	2.3	2.4
Average HH Income	\$69,067	\$72,982	\$77,757
Average House Value	\$262,223	\$200,985	\$212,331

2020 American Community Survey (ACS)

Scott Overby, CCIM CPM
Principal Broker | Overby, Inc.
601.366.8600
scott@overby.net

Alicen Blanchard
Broker Associate
601.366.8600
alicen@overby.net





ALICEN BLANCHARD

Broker Associate

alicen@overby.net

Direct: **601.366.8600** | Cell: **601.260.0699**

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

Overby
P.O. Box 4644
Jackson, MS 39296
601.366.8600

Scott Overby, CCIM CPM
Principal Broker | Overby, Inc.
601.366.8600
scott@overby.net

Alicen Blanchard
Broker Associate
601.366.8600
alicen@overby.net

