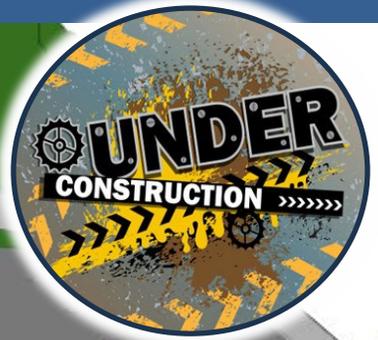


THE COMMONS IV *in OXFORD COMMONS*



**COMPLETION
4Q | 2026**

**Located at the corner of
Sisk Ave & Commonwealth Blvd
Oxford, Mississippi**



OPENING 2026

COMMERCIAL RETAIL | OFFICE SPACE

NOW LEASING

GILL
PROPERTIES

6815 Poplar Ave., Suite 110
Germantown, TN 38138
www.GillProp.com | 901.785.1100



FRANK DYER III, CCIM, RPA
Senior Vice President of Brokerage
(C) 901.277.8183
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BARRY MAYNARD
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(C) 901.230.4265
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THE COMMONS | PHASE IV

Sisk Avenue & Commonwealth Blvd

3D
VIEW

BUILDING E

BUILDING D

BUILDING F



AVAILABLE

BUILDING D

- Ground Floor | Retail | 1,489 SF | **2,725 SF LEASED**
- Second Floor | Office Space | 4,590 SF

BUILDING E

LEASED

AVAILABLE

BUILDING F

- 3,574 SF | One Level
- Can be Sub-divided



THE COMMONS | PHASE IV

Sisk Avenue & Commonwealth Blvd

3D
VIEW

AVAILABLE

BUILDING D

- Ground Floor | Retail
- Second Floor | Office Space | 4,590 SF



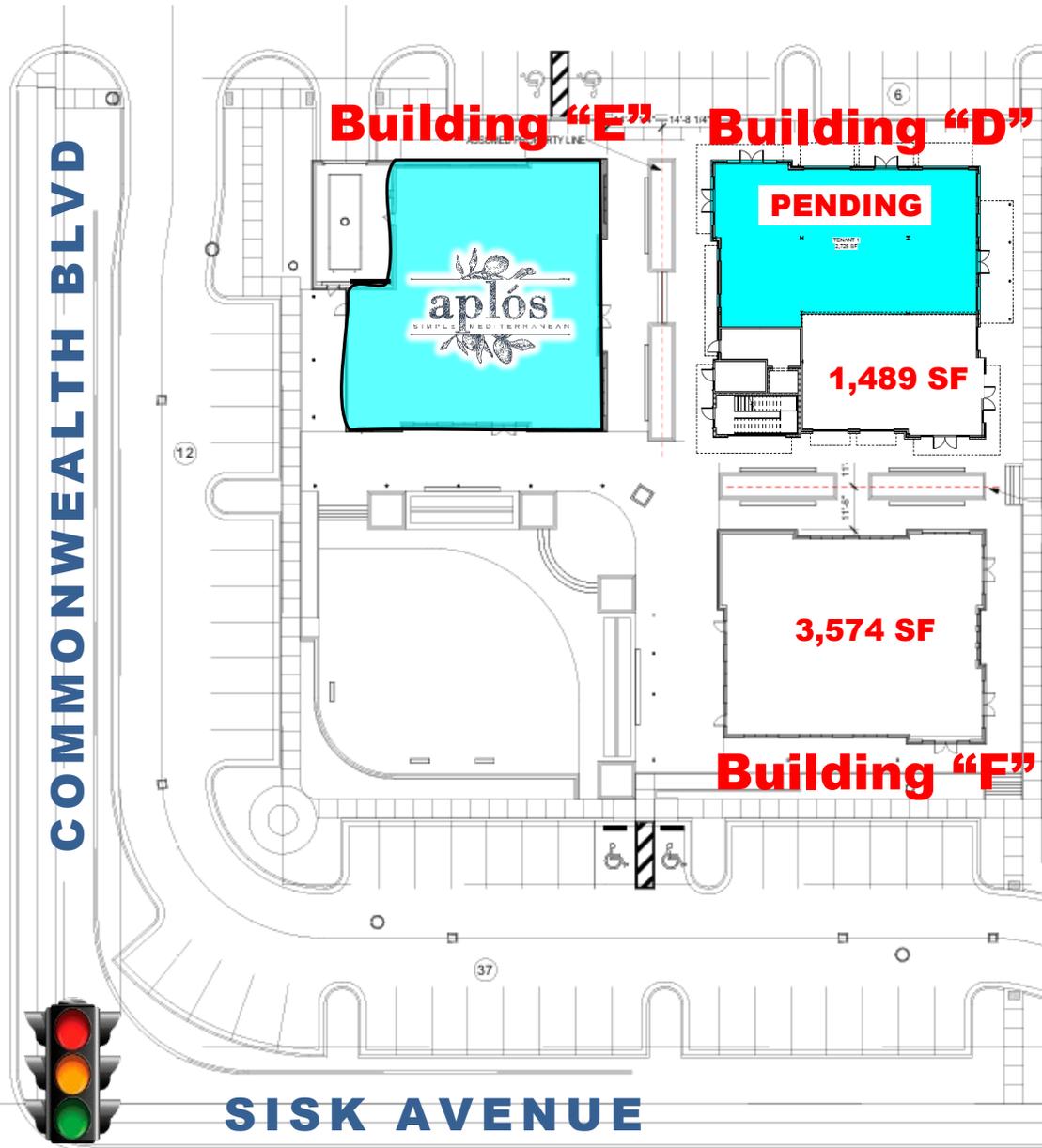
AVAILABLE

BUILDING F

- 3,574 SF | One Level
- Can be Sub-divided



THE COMMONS | PHASE IV SITE LAYOUT



BUILDING D

- Two Floors | Balcony
- Ground Floor Retail | Second Floor Office
- AVAILABLE | 1,489 Retail SF | \$45 PSF +NNN
- AVAILABLE | 4,590 Office SF | \$35 PSF +NNN
- PENDING LEASE

BUILDING E

- LEASED | Apolos Mediterranean Restaurant

BUILDING F

- One Level
- AVAILABLE | 3,574 Square Feet

*NNN estimated to be \$7.75 PSF

*Signage TBD

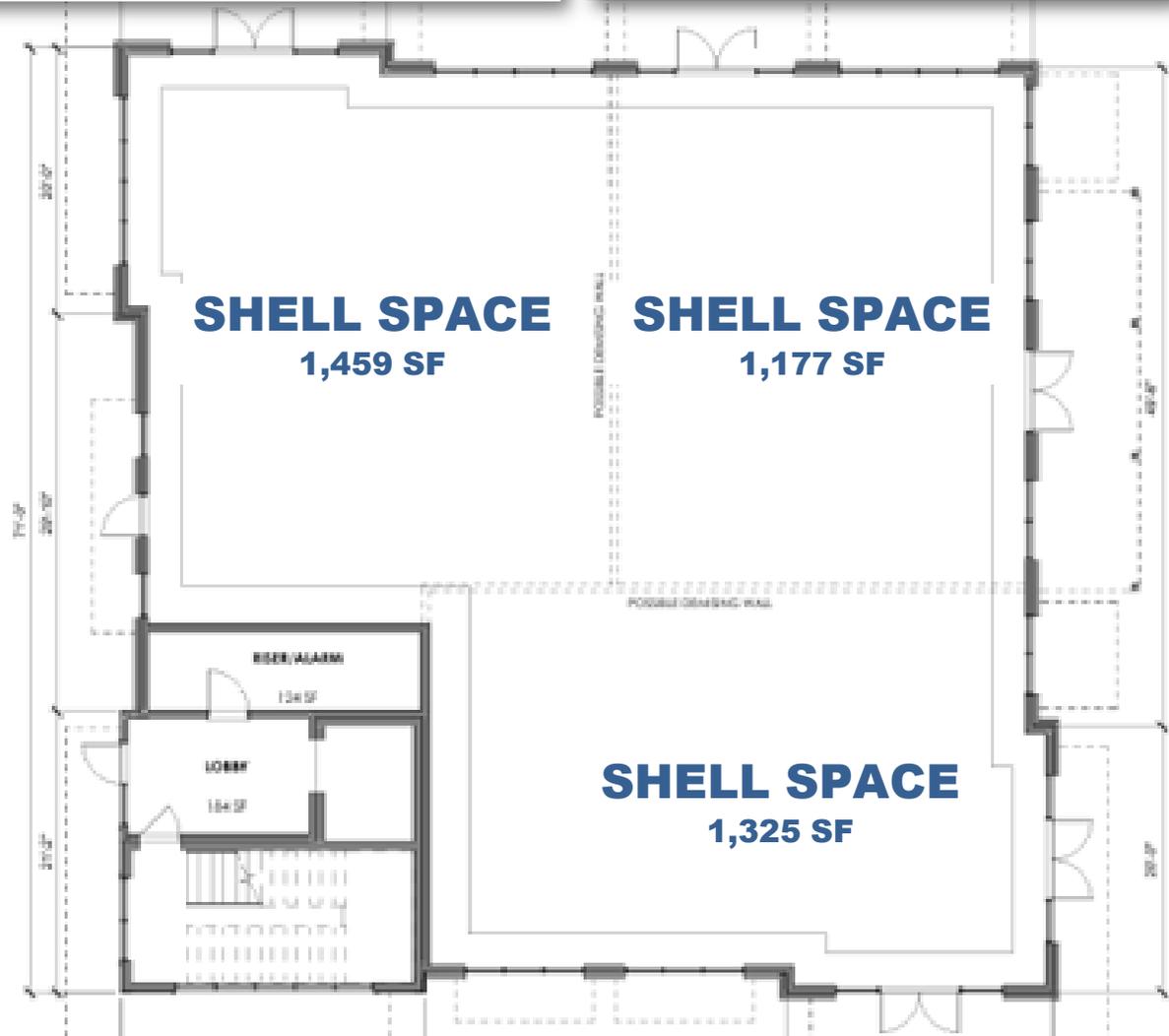
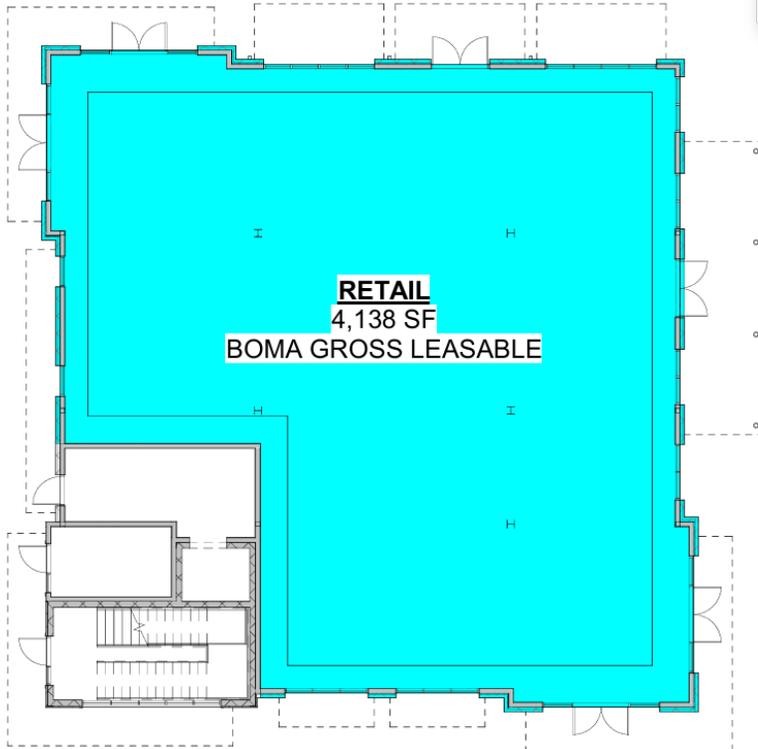
FOR MORE INFORMATION:
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THE COMMONS | PHASE IV

BUILDING D | GROUND FLOOR LAYOUT

GROUND FLOOR RETAIL
\$45 PSF +NNN



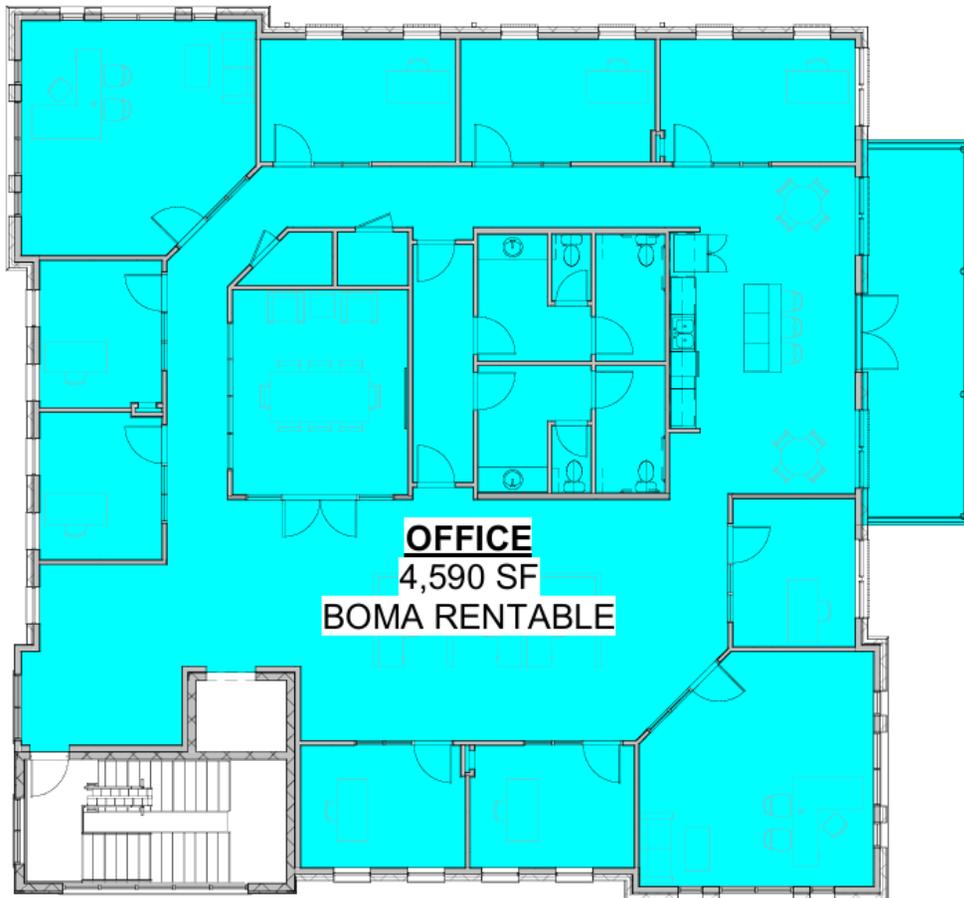
TOTAL RETAIL SPACE 4,138 SF
Or SUB-DIVIDED
1,459 SF | 1,177 SF | 1,325 SF

AVAILABLE

THE COMMONS | PHASE IV

BUILDING D | SECOND FLOOR PLANS

LEVEL 2 | 4,590 SF | OFFICE SPACE
\$35 PSF + NNN



Three Optional Floor Plan Designs

AVAILABLE



THE COMMONS | PHASE IV

BUILDING E | RESTAURANT SPACE



RENDER - SW CORNER



RIDGELAND, MS



LEASED!



RESTAURANT SPACE
4,543 SF

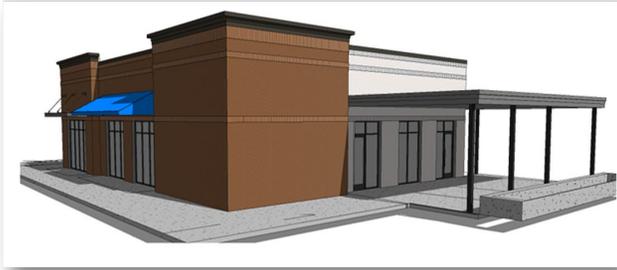
1
A201

2
A201

3

THE COMMONS | PHASE IV

BUILDING F | ONE LEVEL FLOOR PLAN



Coming Soon



AREA LAYOUT



The Summit

The Ruby

The Commons Phase I - IV

The Terrace

OXFORD HIGH SCHOOL

tru

MALCO THEATERS

HWY 7: 20,000+ AADT

Hampton Inn BY HILTON

TownePlace SUITES Marriott

Shell

FNBI

CHIPOTLE MEXICAN

WINGHOUSE

Citizens

SISK AVENUE

Chick-fil-e

The Pearl Apartments

Della Davidson ELEMENTARY SCHOOL

SISK AVENUE

The Park

The Magnolia at Oxford Commons

The Crossing at Oxford Commons

HWY 30: AADT: 13,000 +

COMMONWEALTH BLVD

OXFORD COMMONS PROJECTS

THE SUMMIT | OUTPARCELS FOR SALE →

**THE COMMONS PHASE IV
NOW LEASING
CONSTRUCTION HAS BEGUN**

**THE COMMONS PHASE II & III
100% LEASED**

**THE COMMONS PHASE I
100% LEASED**

SISK AVENUE

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EXPERIENCE OXFORD COMMONS

Oxford Commons is an inviting and picturesque master-planned community with a charming story book setting of beautiful tree-lined streets and thoughtfully crafted homes. Winding trails that connect residents with countless amenities nearby, creating a beautifully livable neighborhood that feels unique yet perfect for the area. The community's ideal location make it easy to get anywhere in minutes. This growing community now has more residential options sure to fit your lifestyle. Soon you'll be able to gather at "The Commons" and enjoy a new way of life in an exciting place!

WHAT TO EXPECT

Whether you are looking for boutique shopping, local flavors, or open outdoor spaces to relax and unwind, "The Commons" will be the place to be.

- Two large restaurants
- Mixed use buildings including:
 - Brand new office spaces
 - Retail venues
 - Residential living opportunities with "The Commons"

EXPERIENCE A VIBRANT COMMUNITY

- Walk to shopping, dining, and entertainment
- Four miles from tailgating at The Grove and game day shuttle from the high school
- Minutes from Oxford's private airport or The Square
- Gorgeous landscaping, beautiful walking trails and lake views
- Adjacent movie theater and bowling alley
- On-site exemplary elementary school
- #1 High school in Mississippi just across the street

UNBEATABLE OXFORD, MS LIVING

Located just minutes from the historic Square, our homes offer easy access to major highways and fall within the esteemed Oxford School District. The premier Oxford location ensures an effortless commute to Ole Miss for classes or gamedays and exceptional proximity to unique shopping, dining, and entertainment on The Square, all promising a convenient and vibrant living experience.

NEW BUSINESSES COMING



Developed by



OXFORD, MS RANKINGS



A+ Overall Ranking amongst cities of its size
A+ Amenities
B Cost of Living
A Crime



#1 Best Places for Young Professionals in Mississippi
#5 Best Places to Live in Mississippi
#5 Oxford High School | Best College Prep Public HS
#11 Best Places to Raise a Family in Mississippi
#12 Best Places to Retire in Mississippi



#4 Best Public Square in the US "The Square"



#10 Best Small City for Football Fans



#1 Best Small Town
#19 Best Weekend Getaways in the South
#2 Best College Town in the US

Ranked #51

2024
ECONOMIC STRENGTH RANKINGS
(Out of 543 Micropolitan Areas)

Micropolitan Statistical Areas are "quasi-rural," smaller areas. A Micropolitan Area must have a city of at least 10,000 people, but fewer than 50,000. It must be at least one county, and many are a single county. There are 543 Micropolitan Statistical Areas (OMB Bulletin 20-01). One of the important criteria for POLICOM's rankings is the "consistency" of the economy.

The City of Oxford

DEMOGRAPHICS



\$82,677
Household
Income



29-33
Median Age



\$295,978
Median Home Value



KEY DATA

Based on a 5 Mile Radius of OXFORD



38,447
Total Population
1.9% ↑



\$459 Million
Total Specified Consumer
Spending



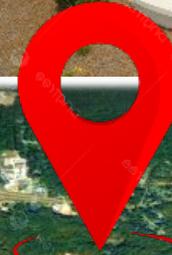
16,248
Households
1.7% ↑

BROKERS:

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The City of Oxford, MS



HWY 30

Jackson Ave W

MS-7

Sisk Ave.



The Grove

US HWY 278



Della Davidson
ELEMENTARY SCHOOL



Belk Blvd

MS-7

S Lamar Blvd



Baptist Hospital Oxford