

RETAIL, RESTAURANT SPACE FOR LEASE



# CENTRE PARK

1060 E COUNTY LINE ROAD, RIDGELAND, MS 39157

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## PROPERTY DESCRIPTION

Located in the heart of Mississippi’s busiest retail corridor, Centre Park offers unbeatable visibility and accessibility for retailers, service providers, and office users alike. This landmark shopping center on E. County Line Road features a variety of flexible leasing opportunities—including a large, highly visible restaurant space with patio seating.

Under new ownership, Centre Park has undergone a complete exterior and interior refresh. Upgrades include updated façades, fresh paint, new carpet, and more—all designed to elevate the tenant and customer experience. Generous tenant improvement allowances are available, subject to lease terms.

Whether you’re a national brand, local retailer, or professional office user, Centre Park presents a rare opportunity to establish your business in one of Ridgeland’s most heavily trafficked areas.

## PROPERTY HIGHLIGHTS

- Established neighborhood center with national and local tenant mix.
- Exterior renovations completed 2019
- New pylon signage on County Line and Centre Streets in 2020
- Prime frontage on E. County Line Road
- Variety of space configurations available

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$12.00 - 18.00 SF/yr (NNN)
<b>Available SF:</b>	1,450 - 8,000 SF
<b>Lot Size:</b>	3.38 Acres
<b>Building Size:</b>	41,904 SF
<b>Year Built:</b>	1984
<b>Year Renovated:</b>	2019
<b>Parking Spaces:</b>	197
<b>Parking Ratio:</b>	4.7
<b>Traffic Count:</b>	29,000
<b>Zoning:</b>	General Commercial C-2A

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	3,070	42,205	99,258
<b>Total Population</b>	7,657	103,316	257,426
<b>Average HH Income</b>	\$59,691	\$75,523	\$68,540

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ADDITIONAL PHOTOS



**Scott Overby, CCIM CPM**  
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RETAILER MAP



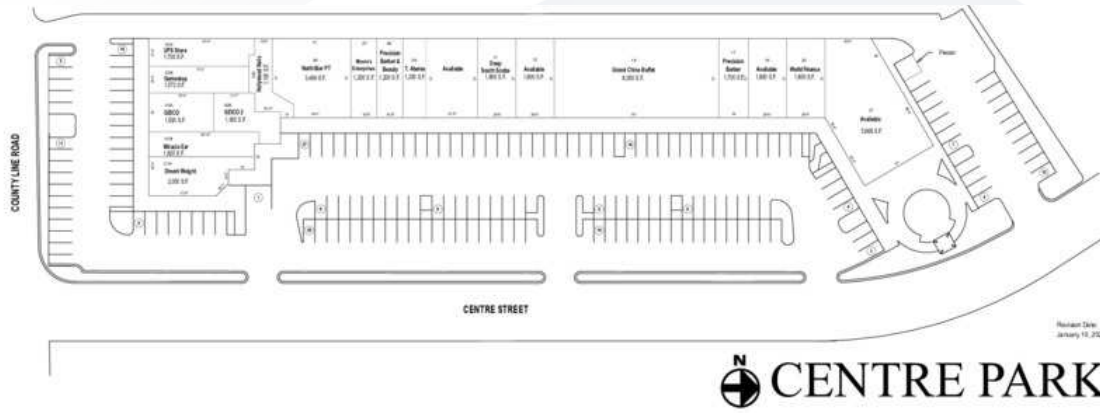
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LEASE SPACES



## LEASE INFORMATION

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	60 months
<b>Total Space:</b>	1,450 - 8,000 SF	<b>Lease Rate:</b>	\$12.00 - \$18.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 10	Available	1,800 SF	NNN	\$16.00 SF/yr	Open format retail space.
Suite 1A	Available	2,000 SF	NNN	\$18.00 SF/yr	Retail or medical office space.
Suite 21	Available	5,668 SF	NNN	\$12.00 SF/yr	Former Burgers & Blues restaurant. Additional patio seating.
Suite 2B	Available	1,450 SF	NNN	\$14.00 SF/yr	Retail or office with open floor plan and offices.
Suite 3B	Available	1,572 SF	NNN	\$18.00 SF/yr	Former GameStop retail location with County Line frontage.

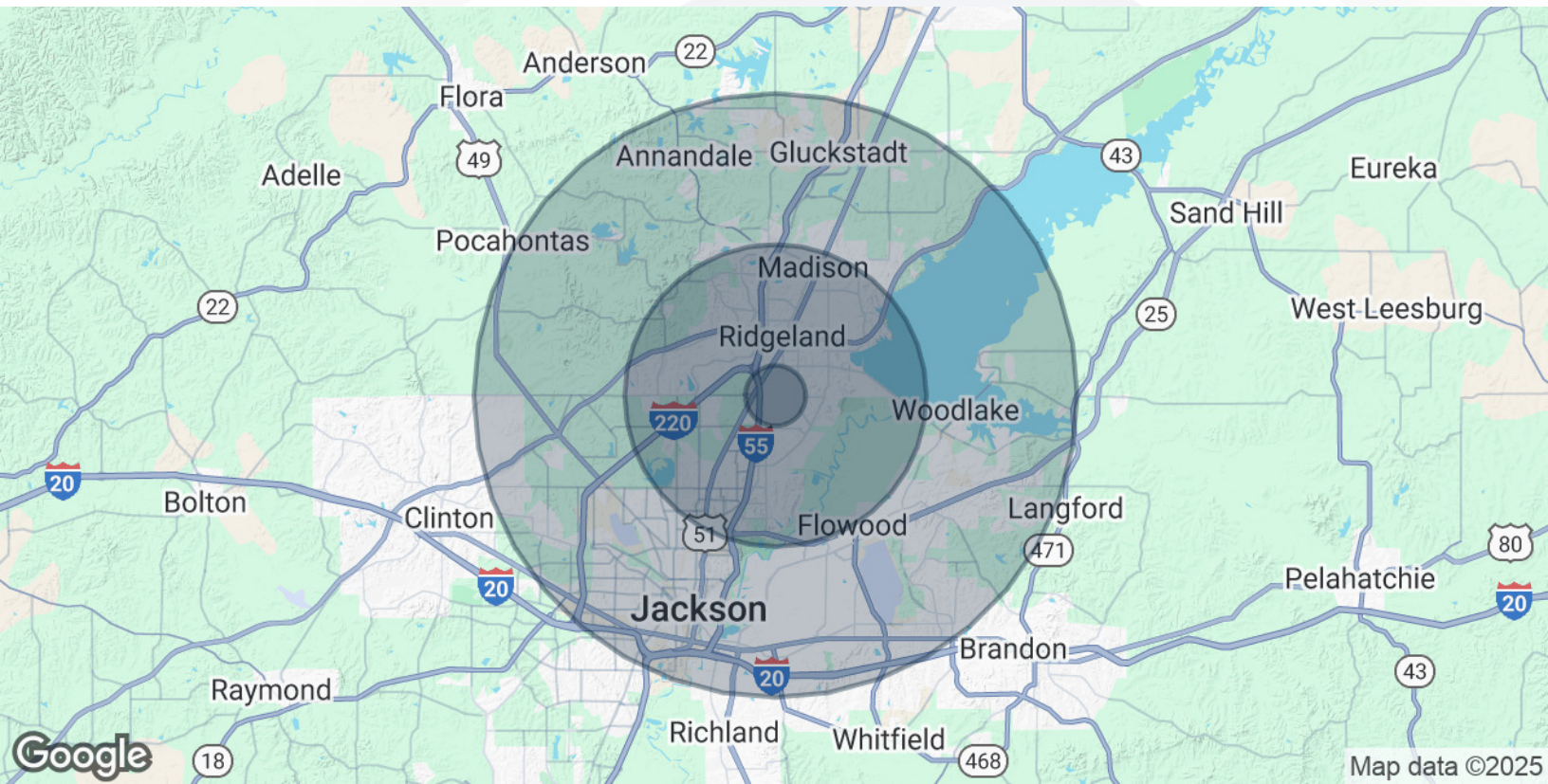
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
<b>Total Population</b>	7,657	103,316	257,426
<b>Average Age</b>	31.0	35.4	34.9
<b>Average Age (Male)</b>	28.5	34.6	34.1
<b>Average Age (Female)</b>	32.3	36.2	35.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	3,070	42,205	99,258
<b># of Persons per HH</b>	2.5	2.4	2.6
<b>Average HH Income</b>	\$59,691	\$75,523	\$68,540
<b>Average House Value</b>	\$151,938	\$219,413	\$188,098

2020 American Community Survey (ACS)

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## PROFESSIONAL BACKGROUND

Since 2003, Scott has been the president and principal broker for Overby, Inc., leveraging his real estate and financial experience to offer strategic consulting and brokerage services. His career began in 1986 as a seasonal employee in theme parks, eventually overseeing operational standardization and training for Six Flags' thirty-nine U.S. properties. This experience transitioned him into commercial brokerage and development in 2002.

Scott earned the CCIM designation in 2008 and the IREM CPM designation in 2020, demonstrating his proficiency in theory and practice. He has received numerous accolades, including REALTOR of the Year by the Mississippi Commercial Association of REALTORS and was the Susan J. Groeneveld Awardee for the CCIM Institute's 2023 Jay W. Levine Leadership Development Academy.

Scott actively participates in professional, civic, and cultural organizations, serving on the CCIM Board of Directors, Strategic Planning Committee, Finance Committee, and as the 2025 Member Services Presidential Liaison. He is a past President of the CCIM Chapter of Mississippi and Friends of Children's Hospital.

## EDUCATION

George Mason University, Bachelor of Arts in Communications and Marketing, 1993

## MEMBERSHIPS

- Certified Commercial Investment Member (CCIM)
- Certified Property Manager (CPM)
- Building Owners and Managers Association International (BOMA)
- Institute of Real Estate Management (IREM)
- International Council of Shopping Centers (ICSC)
- CCIM Institute Board of Directors
- CCIM Member Services PL (2025)
- CCIM Strategic Planning Committee
- CCIM Finance Committee
- Former President, CCIM Mississippi Chapter
- Former President, MS Commercial Association of REALTORS (MCAR)
- Former President, Central MS MLS
- Former President, Friends of Children's Hospital

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## STERLING MCCOOL, CCIM

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MS #49678

### PROFESSIONAL BACKGROUND

Sterling is a third generation real estate professional and second generation auctioneer in the state of Mississippi. He provides commercial real estate services to clients ranging from small local investors to Fortune 500 companies across the Southeast with over 300 transactions and counting.

Earning the coveted CCIM (Certified Commercial Investment Member) designation, Sterling was named as a Top 50 Under 40 Business Leader in the state by Mississippi Business Journal as well as Realtor of the Year by the Mississippi Commercial Association of Realtors (MCAR) and Community Champion by Mississippi Realtors for exceptional contributions towards improving communities throughout the state.

Sterling has recently served as President of both Central Mississippi Realtors and Mississippi Commercial Association of Realtors and was recently elected to serve as Treasurer for the Mississippi CCIM Chapter. He values the opportunity to volunteer for organizations impacting our community and the real estate profession.

Passionate for the outdoors, he enjoys trail running, kayaking, and skiing, but prefers any time spent with his wife, two children, and two dogs.

### EDUCATION

Mississippi State University - Bachelor of Business Administration - Business Management

### MEMBERSHIPS

Treasurer - 2026 - Mississippi CCIM Chapter  
Awarded - 2024 - National Commercial Award - National Association of Realtors  
President - 2024 - Central Mississippi Realtors  
Awarded - 2023 - Under 40 Award - Mississippi Association of Realtors  
President - 2023 - Mississippi Commercial Association of Realtors  
President Elect - 2023 - Central Mississippi Realtors  
President Elect - 2022 - Mississippi Commercial Association of Realtors  
First Vice President - 2022 - Central Mississippi Realtors  
Awarded - 2021 Top 50 Under 40 - Mississippi Business Journal  
Director - 2020-21 Board of Directors - Central Mississippi Realtors  
Awarded - 2019 Community Champion - Mississippi Association of Realtors  
Member - Mississippi CCIM Chapter  
Member - Mississippi Commercial Association of Realtors  
Member - Mississippi Agricultural, Industrial, & Commercial Realtors  
Member - Mississippi Association of Realtors  
Member - National Association of Realtors

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