

RETAIL PROPERTY FOR LEASE



CHARMANT STATION

655 LAKE HARBOUR, RIDGELAND, MS 39157

Scott Overby, CCIM CPM
Principal Broker | Overby, Inc.
601.366.8600 x3301
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

Lease Rate:	\$20.33 SF/yr (NNN)
Available SF:	1,200 - 3,030 SF
Lot Size:	1.5 Acres
Building Size:	16,200 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 100 Charmant Station	\$20.33 SF/yr	1,754 SF
Suite 200 Charmant Station	\$20.33 SF/yr	1,200 SF
Suite 300 Charmant Station	\$20.33 SF/yr	1,200 SF
Suite 900 Charmant Station	\$20.33 SF/yr	3,030 SF

Scott Overby, CCIM CPM
Principal Broker | Overby, Inc.
601.366.8600 x3301
scott@overby.net

Alicen Blanchard
Broker Associate
601.366.8600
alicen@overby.net



FOR LEASE CHARMANT STATION

ADDITIONAL PHOTOS



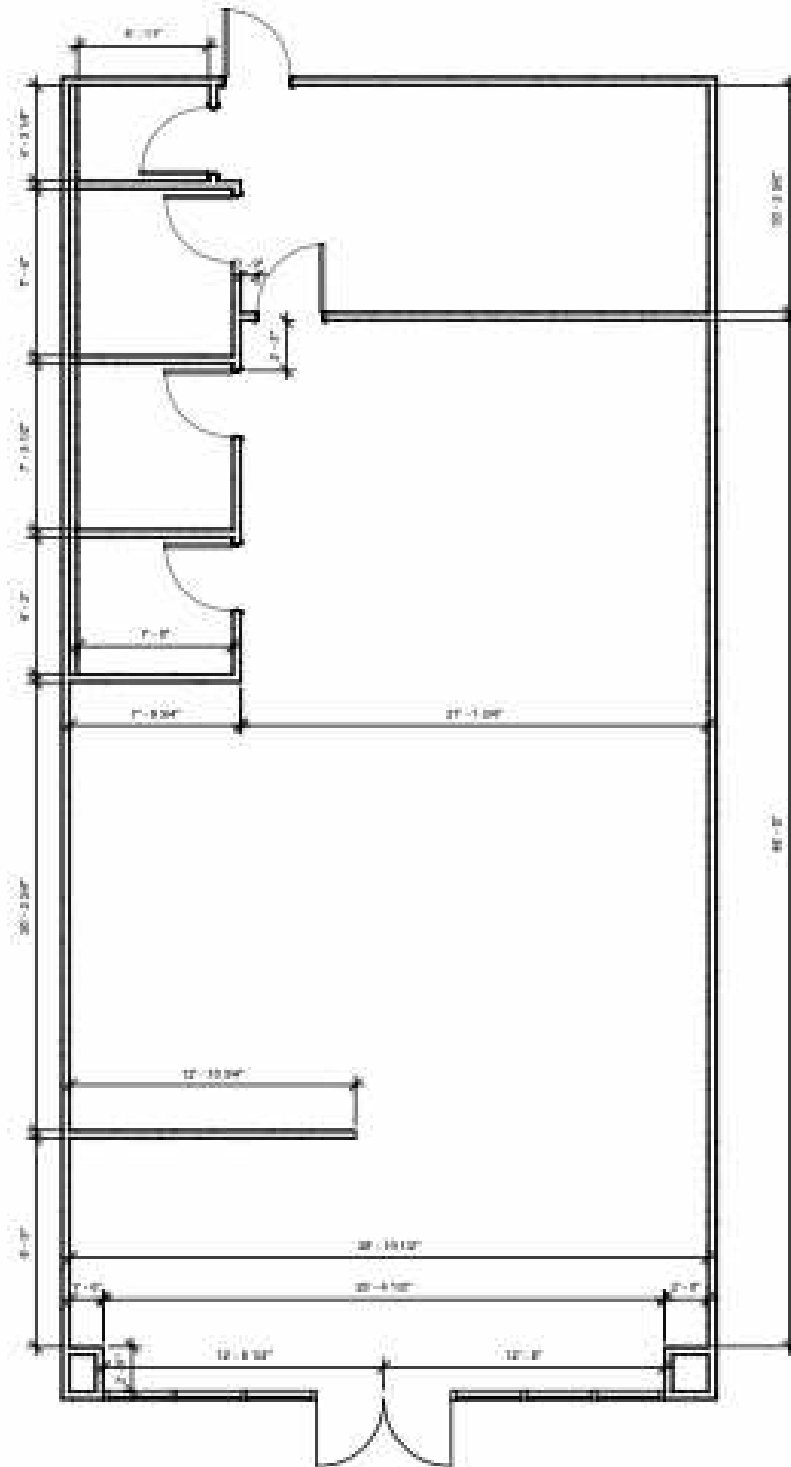
Scott Overby, CCIM CPM
Principal Broker | Overby, Inc.
601.366.8600 x3301
scott@overby.net

Alicen Blanchard
Broker Associate
601.366.8600
alicen@overby.net



Overby Commercial • P.O. Box 4644, Jackson, MS 39296 • 601.366.8600 • overby.net

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change.



Alicen Blanchard
Broker Associate
601.366.8600
alicen@overby.net





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

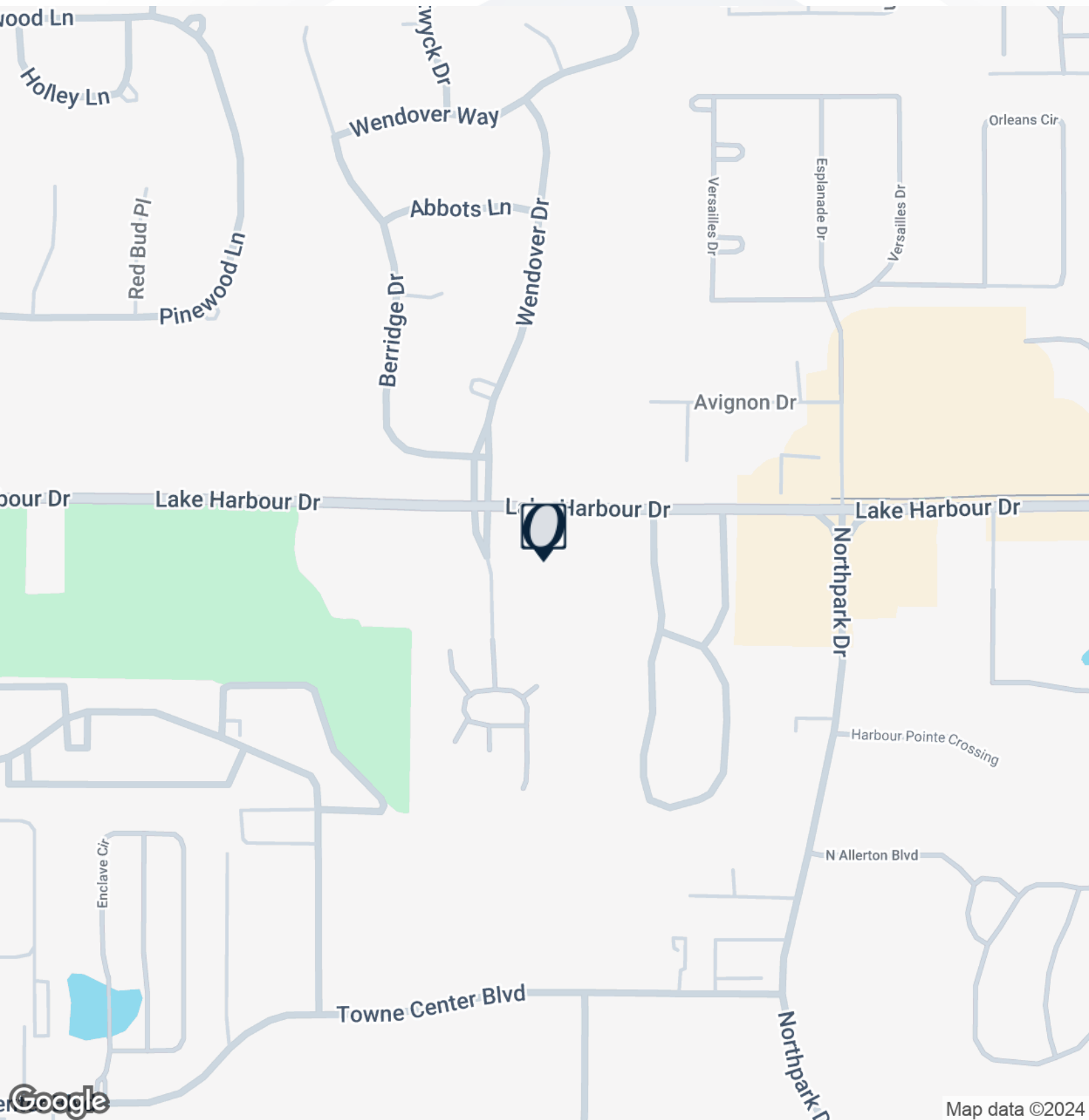
Scott Overby, CCIM CPM
Principal Broker | Overby, Inc.
601.366.8600 x3301
scott@overby.net

Alicen Blanchard
Broker Associate
601.366.8600
alicen@overby.net



FOR LEASE CHARMANT STATION

LOCATION MAP



Scott Overby, CCIM CPM
Principal Broker | Overby, Inc.
601.366.8600 x3301
scott@overby.net

Alicen Blanchard
Broker Associate
601.366.8600
alicen@overby.net



FOR LEASE CHARMANT STATION

RETAILER MAP



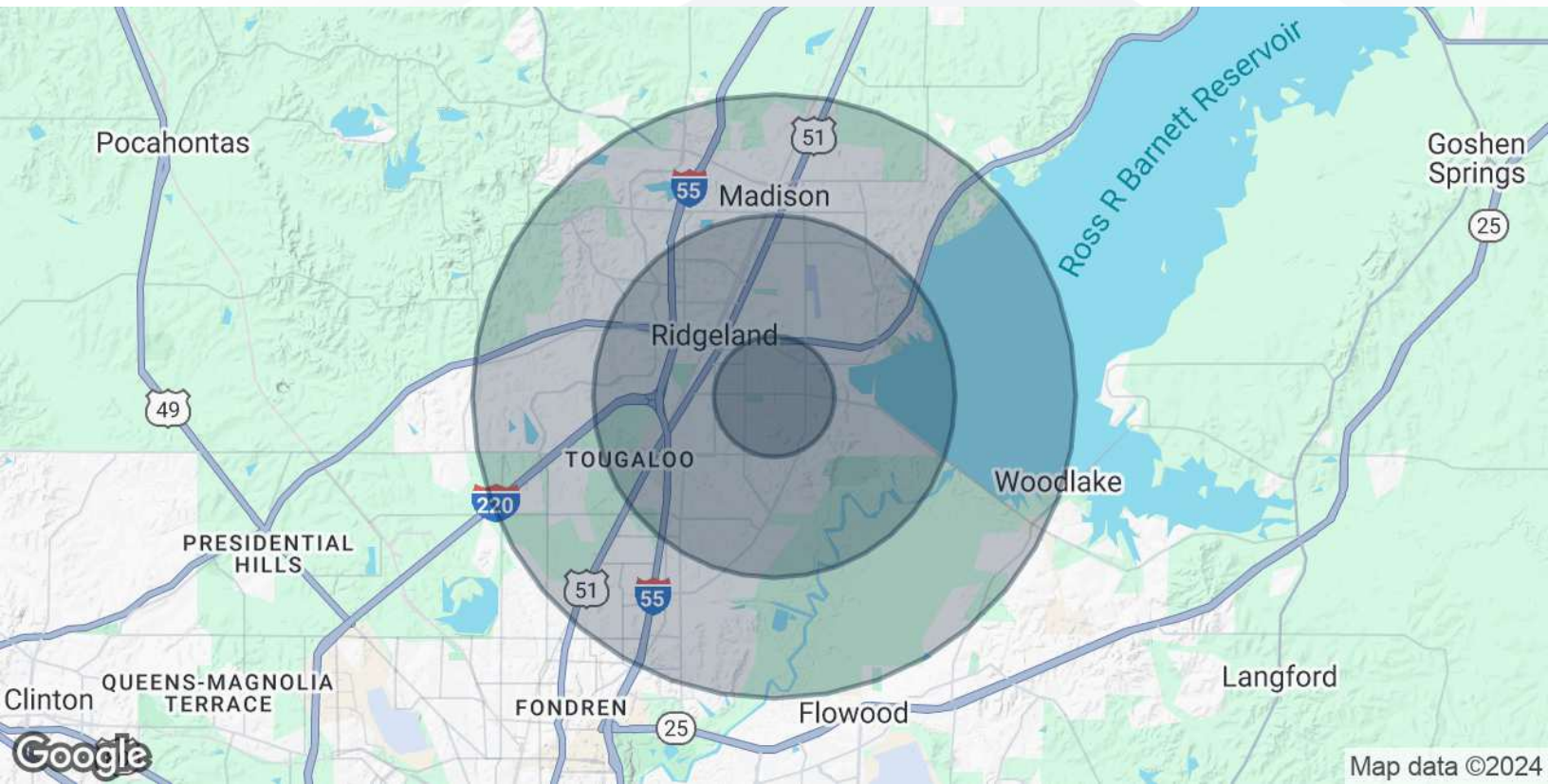
Scott Overby, CCIM CPM
Principal Broker | Overby, Inc.
601.366.8600 x3301
scott@overby.net

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 x3301
scott@overby.net

Alicen Blanchard
Broker Associate
601.366.8600
alicen@overby.net

