

FLEX WAREHOUSE PROPERTY FOR LEASE



# 185 COUNTRY PLACE PARKWAY

PEARL, MS 39208

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## PROPERTY DESCRIPTION

185 Country Place Parkway is situated in Pearl, Mississippi, one of the most strategically positioned submarkets in the Jackson MSA. Located on Country Place Parkway with direct I-20 frontage, the property benefits from exceptional visibility to 73,000 vehicles per day and immediate access to one of the region's primary east-west interstate corridors.

The I-20/I-475 interchange is immediately accessible, connecting tenants directly to Jackson to the west, Meridian to the east, and I-55 for north-south travel throughout the mid-south. The surrounding corridor is an established commercial zone with strong retail and service co-tenancy, including nearby national retailers and hospitality options along US-80.

For businesses requiring efficient client accessibility, regional distribution, or proximity to air travel, this location offers a practical and well-connected option in the heart of central Mississippi.

Built in 2019, this Class A flex building adapts easily to a wide range of uses: showroom, training facility, light warehouse, office, or a combination of all four. The 4,532 square foot unit includes a front entrance with reception area, shared office, private office, and two restrooms, plus a large, open multipurpose room that works equally well as a showroom, training space, or client-facing area.

The rear warehouse features two 14'x12' grade-level roll-up doors and ceiling clearance from 14'6" to 17'4", offering generous space for storage, inventory, or product display.

Whether you're showcasing products, conducting training, or simply need a professional space that grows with your business, this unit checks a lot of boxes. Spaces with this combination of finish, flexibility, and I-20 visibility are hard to come by in the central Mississippi market.

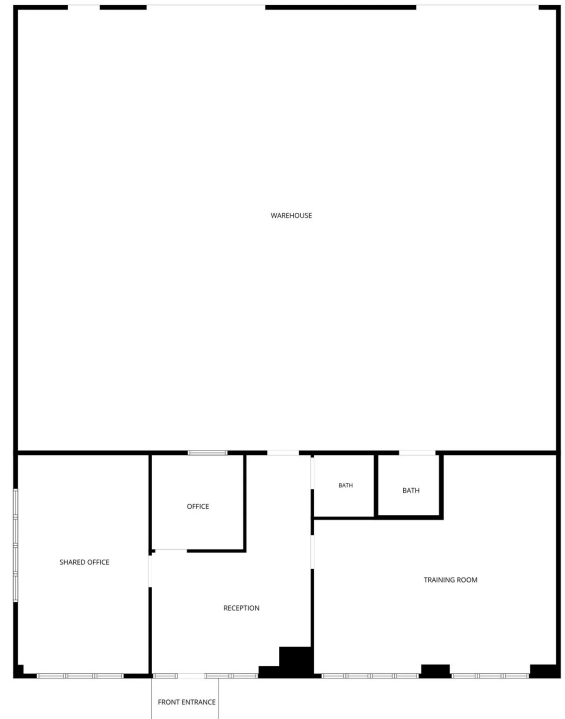
## OFFERING SUMMARY

<b>Building Size:</b>	18,105 SF
<b>Stories/Floors:</b>	1
<b>Year Built:</b>	2019
<b>Space Available:</b>	4,532 SF
<b>Price Per Foot:</b>	\$14 sf/yr (MG) 3% annual increases
<b>Monthly Rent:</b>	\$5,287.33
<b>Parking Spaces:</b>	54
<b>Parking Ratio:</b>	2.98
<b>Zoning:</b>	C-3
<b>Traffic Count:</b>	73,000 ADT
<b>Market:</b>	Jackson, MS

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	69	269	1,048
<b>Total Population</b>	167	654	2,542
<b>Average HH Income</b>	\$122,838	\$117,566	\$110,524

# ADDITIONAL PHOTOS

185 COUNTRY PLACE PARKWAY



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

# LOCATION MAP

185 COUNTRY PLACE PARKWAY



Google



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### PROFESSIONAL BACKGROUND

Born into a multigenerational real estate family, Amanda Principe Overby carries forward a legacy deeply rooted in development, brokerage, and construction. The daughter and sister of builders and granddaughter of a commercial real estate developer and broker, Amanda has been immersed in the industry her entire life. A third-generation Washingtonian with a lifelong appreciation for art and architecture, she earned her undergraduate degree in Art History and Archaeology from the University of Maryland, College Park.

Licensed since 1998, Amanda began her career in Northern Virginia, where she quickly established herself as a top-producing buyer's agent. Her expertise in both residential and commercial real estate brought her to Jackson, Mississippi, in 2003, where she expanded her business and built a strong regional network. In 2004, she earned the prestigious Accredited Buyer's Representative (ABR) designation, underscoring her commitment to excellence and client advocacy.

In 2025, Amanda achieved the Certified Commercial Investment Member (CCIM) designation—one of the highest professional recognitions in the commercial real estate industry—reflecting her advanced knowledge in financial analysis, market research, and investment strategy.

Today, Amanda's practice spans the full spectrum of real estate, with a strong emphasis on commercial sales, leasing, and investment properties. Known for her integrity, discretion, and results-driven service, she is a trusted advisor to clients ranging from first-time investors to established businesses and developers.

Amanda and her husband reside in the Greater Jackson metro area with their loyal dog, Peter Barker, while their daughters, Isabella and Avery, are away at college. Dedicated to giving back, she is a sustaining member of the Junior League of Jackson and an active supporter of the Mississippi Children's Museum Partners.

For Amanda, real estate is not just about property—it's about strategy, lifestyle, and long-term value. Whether helping clients reposition assets, expand portfolios, or identify the right space to grow their business, her goal remains the same: to deliver expert guidance and exceptional results with professionalism and purpose.

### EDUCATION

University of Maryland, Bachelor of Arts 1995  
CCIM 101, 102, 103, 104

### MEMBERSHIPS

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