

RETAIL PROPERTY FOR LEASE



NORTH REGENCY SQUARE

900 E COUNTY LINE ROAD, RIDGELAND, MS 39157

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PROPERTY DESCRIPTION

North Regency Square is Ridgeland's neighborhood power center, anchored at the signalized corner of County Line Road and Ridgewood Road where more than 30,000 vehicles pass daily. From Denny's to Party City, Appliances 4 Less to Room by Room Furniture, the center draws a diverse and loyal customer base from across the metro area. Green Ghost Tacos and Ridgewood Wine and Spirits round out a tenant mix that keeps foot traffic moving from morning to evening. With monument signage on both County Line and Ridgewood and easy access throughout the center, North Regency Square offers retailers, service providers, and professional tenants a high-visibility address in one of Ridgeland's most active retail corridors.

PROPERTY HIGHLIGHTS

- Efficient mixed-use center with established national tenants
- Exceptional visibility and various signage options for all tenants
- Vibrant retail and office mix creating high-end feel
- Ample parking and convenient access to major roadways
- Prominent location centers in premier retail market area

OFFERING SUMMARY

Building Size:	63,316 SF
Year Built:	1987
Year Renovated:	2018
Traditional Retail:	41,268 SF
Office:	11,012 SF
Lease Rate:	\$9.00 - \$20.00 SF/yr
	CAM: \$2.54
	Taxes: \$1.12
	Insurance: \$0.34
	Total NNN: \$4.00
Lot Size:	4.03 Acres
Parking Spaces:	223
Parking Ratio:	3.5 per 1,000 SF
Traffic Count:	32,000 ADT
Zoning:	C-2A
Market:	Jackson, MS
Submarket:	Ridgeland, MS

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SITE PLAN



Add text here...

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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN
Total Space:	480 - 3,750 SF

Lease Term:	60 months
Lease Rate:	\$9 - \$20 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 201	Available	1,000 SF	NNN	\$9.00 SF/yr	<p>The second floor at North Regency Square is home to a growing professional services community. Elevator-served and accessed directly from within the center, the floor hosts an established mix of tenants including an attorney's office, a therapy practice, a barber shop, and a newly signed African hair braiding studio. With multiple suites available ranging from 712 SF to 2,626 SF, the second floor is well-suited for professional, medical, wellness, or personal care businesses looking for a well-located address at an accessible price point in one of Ridgeland's busiest corridors.</p> <p>Suite 201 is one of the most distinctive spaces in the building. At 1,000 SF, it overlooks the atrium below and pulls in natural light from skylights above, giving the space a character most second-floor suites simply don't have. The existing booth configuration is purpose-built for a hair salon operation but converts just as naturally into a clean, modern open office or cubicle layout. Bright, flexible, and completely different from the standard box.</p> <p>Total monthly rent: \$1,083.33</p>

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Suite 300	Available	3,750 SF	NNN	\$20.00 SF/yr	Freestanding Corner Outparcel 3,750 SF The most visible seat in the house. This freestanding 3,750 SF restaurant building sits on the signalized corner of County Line Road and Ridgewood Road, where more than 30,000 vehicles pass daily. Fully built out for food service and available for direct lease, this corner outparcel offers the kind of visibility and access that cannot be replicated. A standalone presence at one of Ridgeland's most active intersections, surrounded by the proven traffic drivers of North Regency Square.
Suite 105	Available	3,150 SF	NNN	\$12.00 SF/yr	Inline, ground level, and priced to perform. Suite 105 is 3,150 SF of well-maintained space in the heart of North Regency Square's main shopping strip, most recently home to a professional service tenant. Direct access to the center's primary parking field, strong co-tenancy with Appliances 4 Less and Party City, and a \$12/SF + NNN price point that makes the math easy for the right user. Total monthly rent: \$4,200.00
Suite 150	Available	1,625 SF	NNN	\$14.00 SF/yr	Suite 150 at North Regency Square doesn't ask you to find customers. With more than 30,000 vehicles passing daily on County Line Road, they find you. This 1,625 SF ground-level suite comes fully built out from its previous life as an optometry practice, with a polished reception area, private exam or consultation rooms, and a patient-ready floor plan that translates cleanly into medical, wellness, or professional service uses. Maximum visibility. Turnkey build. Suite 150 is ready to work. Total monthly rent: \$2,437.50

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Suite 155	Available	3,400 SF	NNN	\$14.00 SF/yr	Ground level on County Line Road with 30,000 plus daily vehicles as your built-in audience. At 3,400 SF, Suite 155 is one of the largest ground-floor opportunities in Ridgeland's most trafficked retail corridor. The square footage, the visibility, and the traffic count are all here. Well-suited for retail, service, or wellness uses looking to make a statement in a proven, well-anchored center. Total monthly rent: \$5,100.00
Suite 200	Available	712 SF	NNN	\$9.00 SF/yr	The second floor at North Regency Square is home to a growing professional services community. Elevator-served and accessed directly from within the center, the floor hosts an established mix of tenants including an attorney's office, a therapy practice, a barber shop, and a newly signed African hair braiding studio. With multiple suites available ranging from 712 SF to 2,626 SF, the second floor is well-suited for professional, medical, wellness, or personal care businesses looking for a well-located address at an accessible price point in one of Ridgeland's busiest corridors. Second floor, elevator access. Suite 200 is 712 SF of efficient, right-sized space in North Regency Square's professional services building. Strong co-tenancy with established office, wellness, and personal care neighbors. An ideal entry-point suite for a solo practitioner or boutique service provider. Total monthly rent: \$771.33

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Suite 220	Available	2,400 SF	NNN	\$9.50 SF/yr	<p>The second floor at North Regency Square is home to a growing professional services community. Elevator-served and accessed directly from within the center, the floor hosts an established mix of tenants including an attorney's office, a therapy practice, a barber shop, and a newly signed African hair braiding studio. With multiple suites available ranging from 712 SF to 2,626 SF, the second floor is well-suited for professional, medical, wellness, or personal care businesses looking for a well-located address at an accessible price point in one of Ridgeland's busiest corridors.</p> <p>Recently renovated and ready to impress. Suite 220 is 2,400 SF of thoughtfully updated space that overlooks the atrium and balances open collaborative areas with private offices in a way most suites this size don't. The renovation shows, and the layout works. Whether you're a growing team that needs both heads-down focus and room to collaborate, or a service business that wants a polished address without the build-out headache, Suite 220 delivers.</p> <p>\$2,700.00 per month</p>
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Suite 230	Available	1,881 SF	NNN	\$9.00 SF/yr	<p>The second floor at North Regency Square is home to a growing professional services community. Elevator-served and accessed directly from within the center, the floor hosts an established mix of tenants including an attorney's office, a therapy practice, a barber shop, and a newly signed African hair braiding studio. With multiple suites available ranging from 712 SF to 2,626 SF, the second floor is well-suited for professional, medical, wellness, or personal care businesses looking for a well-located address at an accessible price point in one of Ridgeland's busiest corridors.</p> <p>1,881 SF with dual access via elevator and a dedicated staircase for even easier day-to-day flow. Suite 230 occupies a prime position in the building with signage directly above their space facing out onto County Line Road, putting your name in front of 30,000 plus vehicles every day. Flexible and well-proportioned for professional, wellness, or service-oriented uses in a building that has become a genuine hub for Ridgeland's service community.</p> <p>Total monthly rent: \$1,410.75</p>

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Suite 235	Available	2,626 SF	NNN	\$9.00 SF/yr	<p>The second floor at North Regency Square is home to a growing professional services community. Elevator-served and accessed directly from within the center, the floor hosts an established mix of tenants including an attorney's office, a therapy practice, a barber shop, and a newly signed African hair braiding studio. With multiple suites available ranging from 712 SF to 2,626 SF, the second floor is well-suited for professional, medical, wellness, or personal care businesses looking for a well-located address at an accessible price point in one of Ridgeland's busiest corridors.</p> <p>The largest available suite on the second floor at 2,626 SF. Like its neighbors in this wing, Suite 235 benefits from dual access via elevator and a dedicated staircase, plus building signage facing County Line Road that puts your brand in front of 30,000 plus daily vehicles. Real room to grow, strong professional co-tenancy, and one of the best-positioned addresses on the floor. A natural fit for a growing practice, expanded team, or multi-room service operation.</p> <p>Total monthly rent: \$2,844.33</p>

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SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

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Suite 240	Available	1,875 SF	NNN	\$9.00 SF/yr	<p>The second floor at North Regency Square is home to a growing professional services community. Elevator-served and accessed directly from within the center, the floor hosts an established mix of tenants including an attorney's office, a therapy practice, a barber shop, and a newly signed African hair braiding studio. With multiple suites available ranging from 712 SF to 2,626 SF, the second floor is well-suited for professional, medical, wellness, or personal care businesses looking for a well-located address at an accessible price point in one of Ridgeland's busiest corridors.</p> <p>1,875 SF in the most accessible and visible wing of the second floor. Suite 240 is served by both elevator and a dedicated staircase, with building signage positioned directly above and facing out onto County Line Road. Whether you're growing a practice, launching a studio, or establishing a professional address in Ridgeland, the combination of ease of access and street-level visibility makes Suite 240 a standout option.</p> <p>Total monthly rent: \$2,031.25</p>

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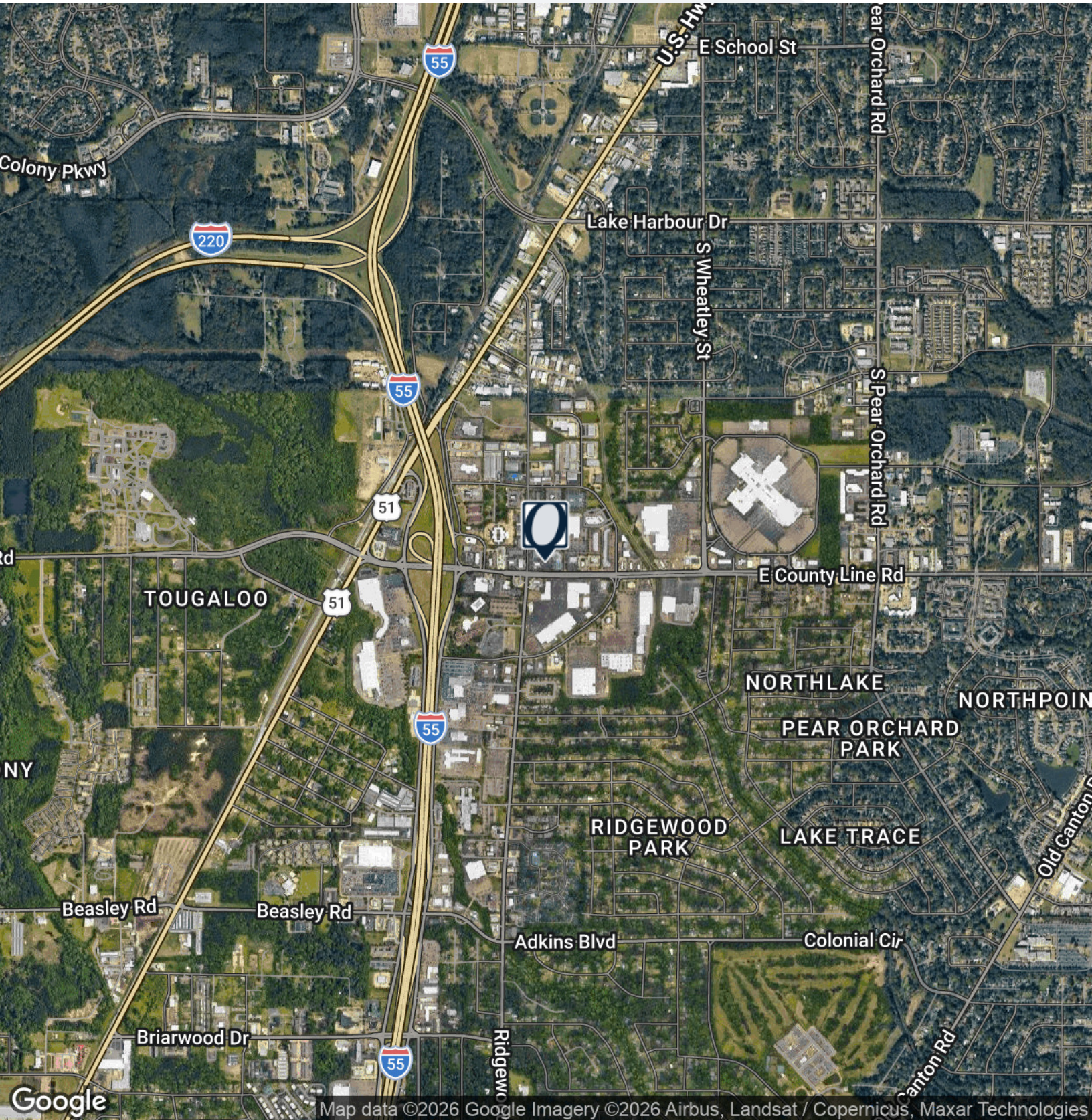
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LOCATION MAP



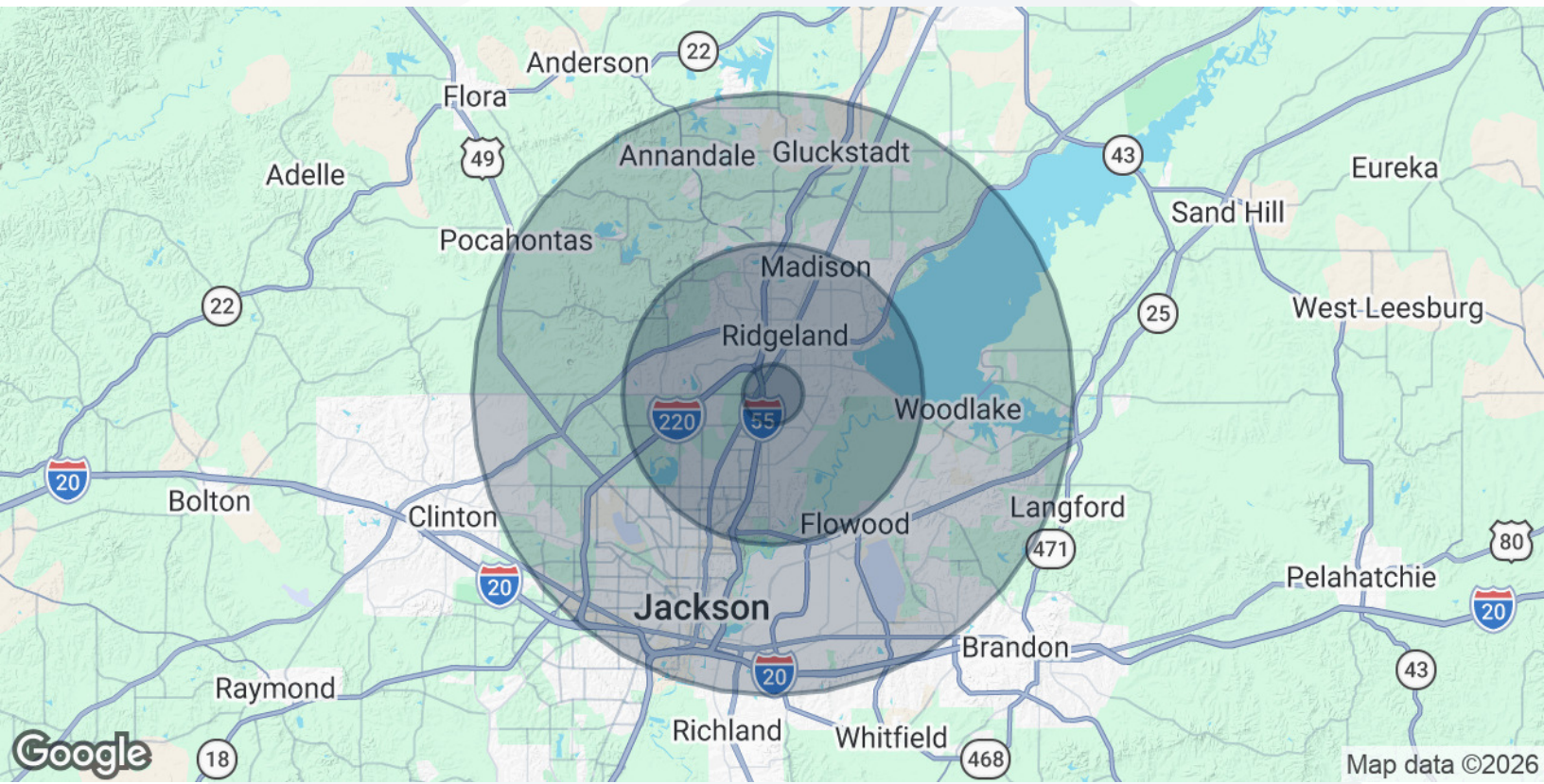
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,963	102,979	257,533
Average Age	30.9	35.3	34.9
Average Age (Male)	28.3	34.4	34.0
Average Age (Female)	32.5	36.2	35.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,736	41,964	99,044
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$59,349	\$75,419	\$67,960
Average House Value	\$151,586	\$219,944	\$186,539

2020 American Community Survey (ACS)

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RETAILER MAP



Map data ©2025 Google

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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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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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NAR
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