

PROFESSIONAL OFFICE SPACE **FOR LEASE**



# TIMRICK PLAZA

359 TOWNE CENTER BOULEVARD, RIDGELAND, MS 39157

Lacy Waters  
REALTOR®  
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lacy@overby.net





## PROPERTY DESCRIPTION

359 Towne Center Drive, also known as Timrick Plaza, is a well located professional office property serving the Ridgeland and greater Jackson market. Positioned within an established commercial corridor carrying approximately 22,000 vehicles per day, the property offers strong visibility and convenient access in a proven professional setting.

The building is well suited for professional service users seeking efficient, functional office space. Available suites feature traditional layouts with closed offices, reception and waiting areas, and private restrooms, supporting day-to-day operations and client interaction without excess or unnecessary complexity.

Surrounded by restaurants, retail, and service amenities, the location provides everyday convenience for both clients and staff. Timrick Plaza offers a practical, professional office address for firms focused on usability, accessibility, and long-term stability.

## PROPERTY HIGHLIGHTS

- Prime market location for Ridgeland / Jackson
- Traditional / general office use
- Convenience and easy access restaurants
- Traffic count 22,000 ADT
- Floor plan layout suite options
- Closed offices, waiting room, reception, private bathrooms

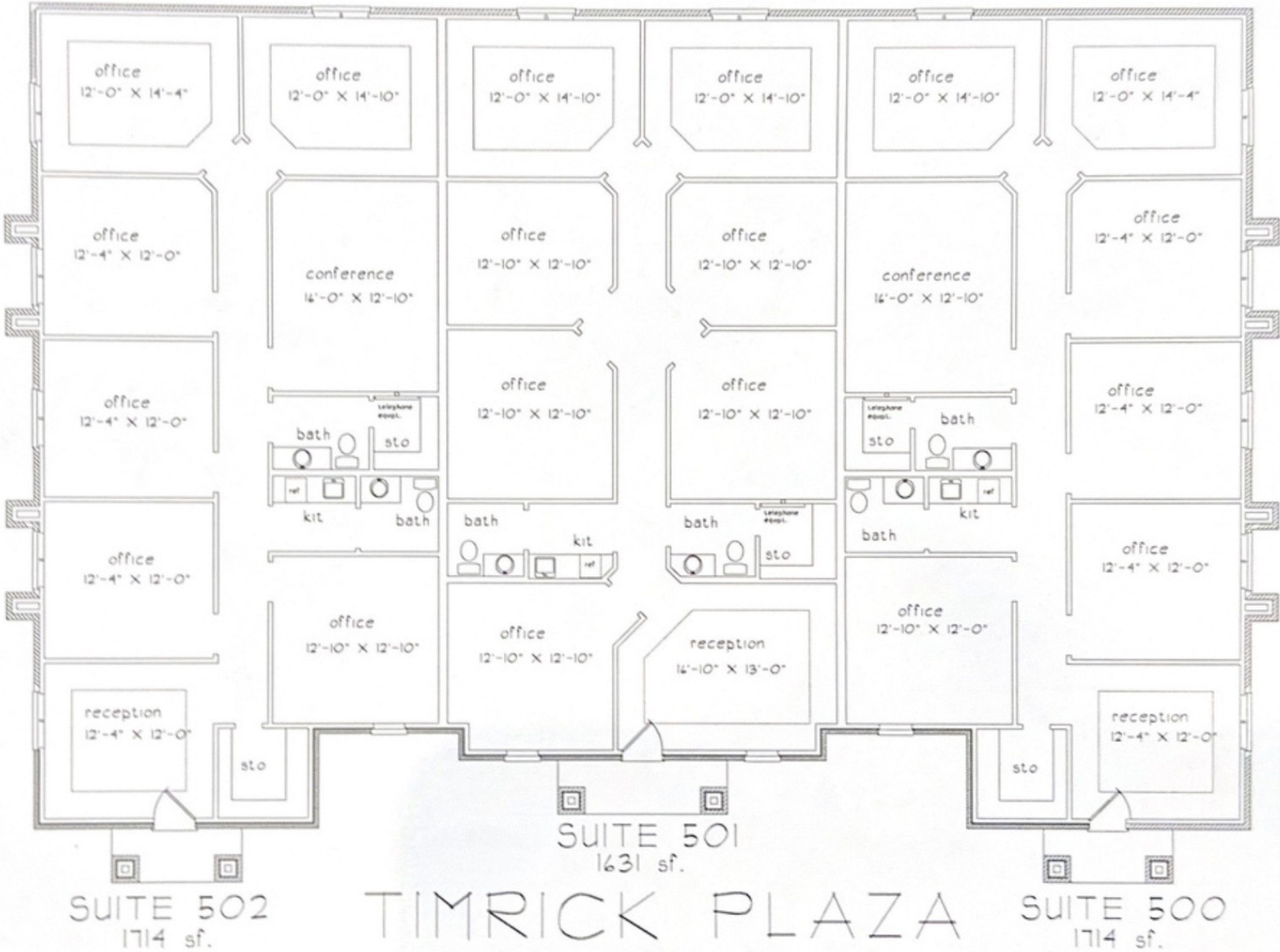
## OFFERING SUMMARY

<b>Lease Rate:</b>	\$14.00 SF/yr (MG)
<b>Available SF:</b>	1,015 - 1,350 SF
<b>Building Size:</b>	5,035 SF

SPACES	LEASE RATE	SPACE SIZE
<b>Suite 203</b>	\$14.00 SF/yr	1,350 SF
<b>Suite 303</b>	\$14.00 SF/yr	1,150 SF
<b>Suite 103</b>	\$14.00 SF/yr	1,015 SF
<b>Suite 403</b>	\$14.00 SF/yr	1,015 SF

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**TIMRICK PLAZA**  
 BUILDING 500 ( 5,059 sf )  
 359 TOWNE CENTER BLVD.  
 RIDGELAND, MISSISSIPPI

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# FOR LEASE TIMRICK PLAZA

ADDITIONAL PHOTOS



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# FOR LEASE TIMRICK PLAZA

RETAILER MAP

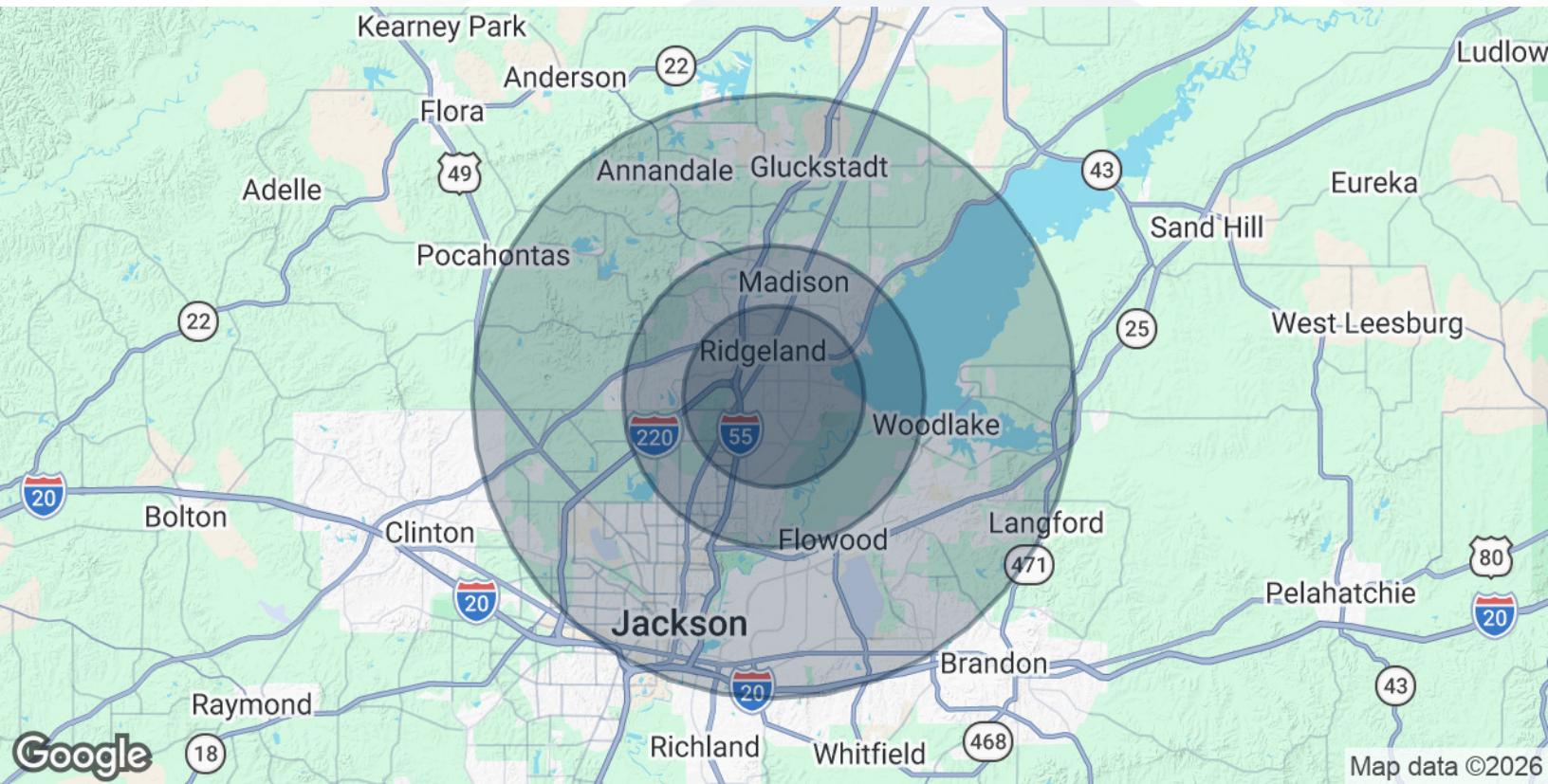


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## DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
<b>Total Population</b>	47,541	91,747	244,838
<b>Average Age</b>	40	41	40
<b>Average Age (Male)</b>	38	39	39
<b>Average Age (Female)</b>	42	42	42
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
<b>Total Households</b>	21,141	39,472	100,618
<b># of Persons per HH</b>	2.2	2.3	2.4
<b>Average HH Income</b>	\$82,231	\$95,168	\$95,207
<b>Average House Value</b>	\$235,609	\$277,584	\$277,672

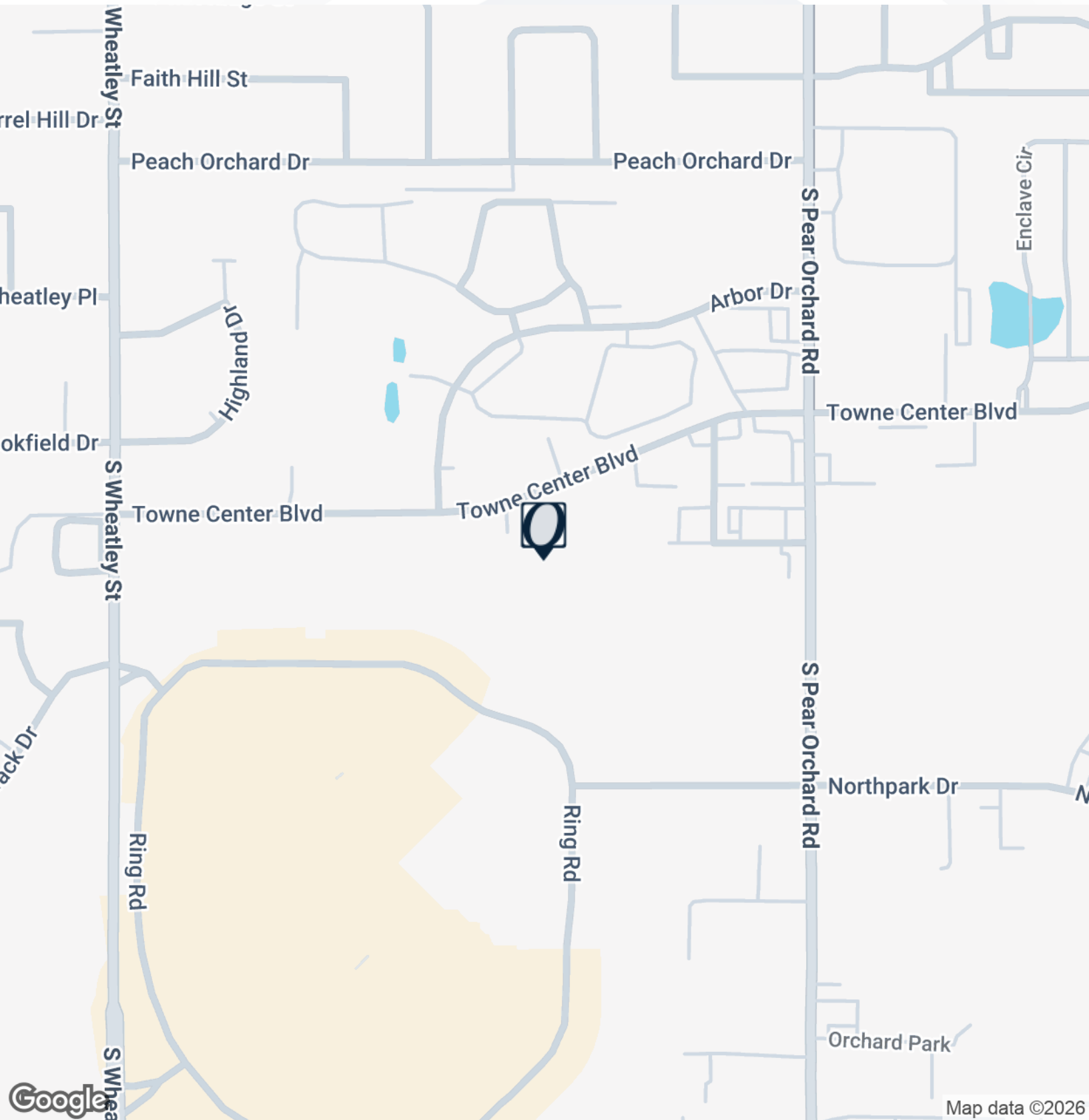
Demographics data derived from AlphaMap

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LOCATION MAP



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**LACY WATERS**

**REALTOR®**

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**PROFESSIONAL BACKGROUND**

Lacy Waters brings her extensive interior design and space planning experience to help her clients in all areas of real estate. A graduate of Samford University with a Bachelor's degree in Interior Design, Lacy worked as a commercial space planner and staging specialist with the High Point, Dallas, and Atlanta furniture markets. In addition to her tremendous knowledge of corporate relocations having facilitated six cross-country relocations herself, Lacy most recently moved from Birmingham, Alabama where she has been licensed as a residential real estate agent for the past several years.

Lacy currently lives in Flowood with her husband Aaron, three kids and their four legged fur baby Sophie! Passionate about giving back to the community, Lacy volunteers with Saint Andrews Episcopal School, Stewpot Services, the Gallery Guild of Mississippi and other non-profit organizations. She is also a current member of the National Association of Realtors as well as the Mississippi Association of Realtors.

Lacy has a personal commitment to helping clients find the perfect space and to facilitate smooth transitions, whether it be upsizing, downsizing or a simple change in location.

**EDUCATION**

Samford University, Bachelor in Interior Design with a minor in Fine Art, 2022

**MEMBERSHIPS**

Relocation Certified Specialist

Member Jackson Association of REALTORS®

Member Mississippi Association of REALTORS®

Member National Association of REALTORS®

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