

OFFICE, RETAIL SPACES **FOR LEASE**



CITY MARKET

101 W WASHINGTON ST, RIDGELAND, MS 39157

Matt Benton
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PROPERTY DESCRIPTION

City Market is a well-positioned mixed-use commercial development featuring three two-story retail and office buildings prominently situated along Highway 51 in the heart of Ridgeland, Mississippi. The property commands direct frontage on one of the area's primary north-south corridors, benefiting from daily traffic counts of approximately 20,000+/- vehicles per day and delivering exceptional visibility, prime signage opportunities, and convenient access for tenants and their clients or customers.

City Market's two-story buildings house a mix of street-level retail and second-floor office and service space. Available space at this time consists of second-floor office and service suites, offering flexible floor plans suited to a variety of professional and service-oriented business needs, with a highly visible presence above the center's established retail base.

City Market is surrounded by dense residential neighborhoods, established retail, and major employers, placing it firmly within Ridgeland's core business district. Its location offers close proximity to Interstate 55, regional amenities, and the greater Jackson metro area, combining accessibility with a strong local trade area for tenants.

With its combination of prime location, high visibility, and versatile floor plans, City Market presents an attractive leasing opportunity for service and professional office tenants seeking a well-connected presence in one of the Jackson metro's most established commercial submarkets.

OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (MG)
Number of Units:	4
Available SF:	938 - 1,794 SF
Lot Size:	1.8 Acres
Building Size:	8,235 SF

SPACES	LEASE RATE	SPACE SIZE
Suite C7/C8	\$16.00 SF/yr	1,794 SF
Suite B8	\$16.00 SF/yr	1,008 SF
Suite B6	\$16.00 SF/yr	938 SF
Suite B5	\$16.00 SF/yr	1,188 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,361	16,224	32,183
Total Population	3,739	39,576	78,727
Average HH Income	\$107,737	\$102,352	\$102,548

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FOR LEASE CITY MARKET

ADDITIONAL PHOTOS



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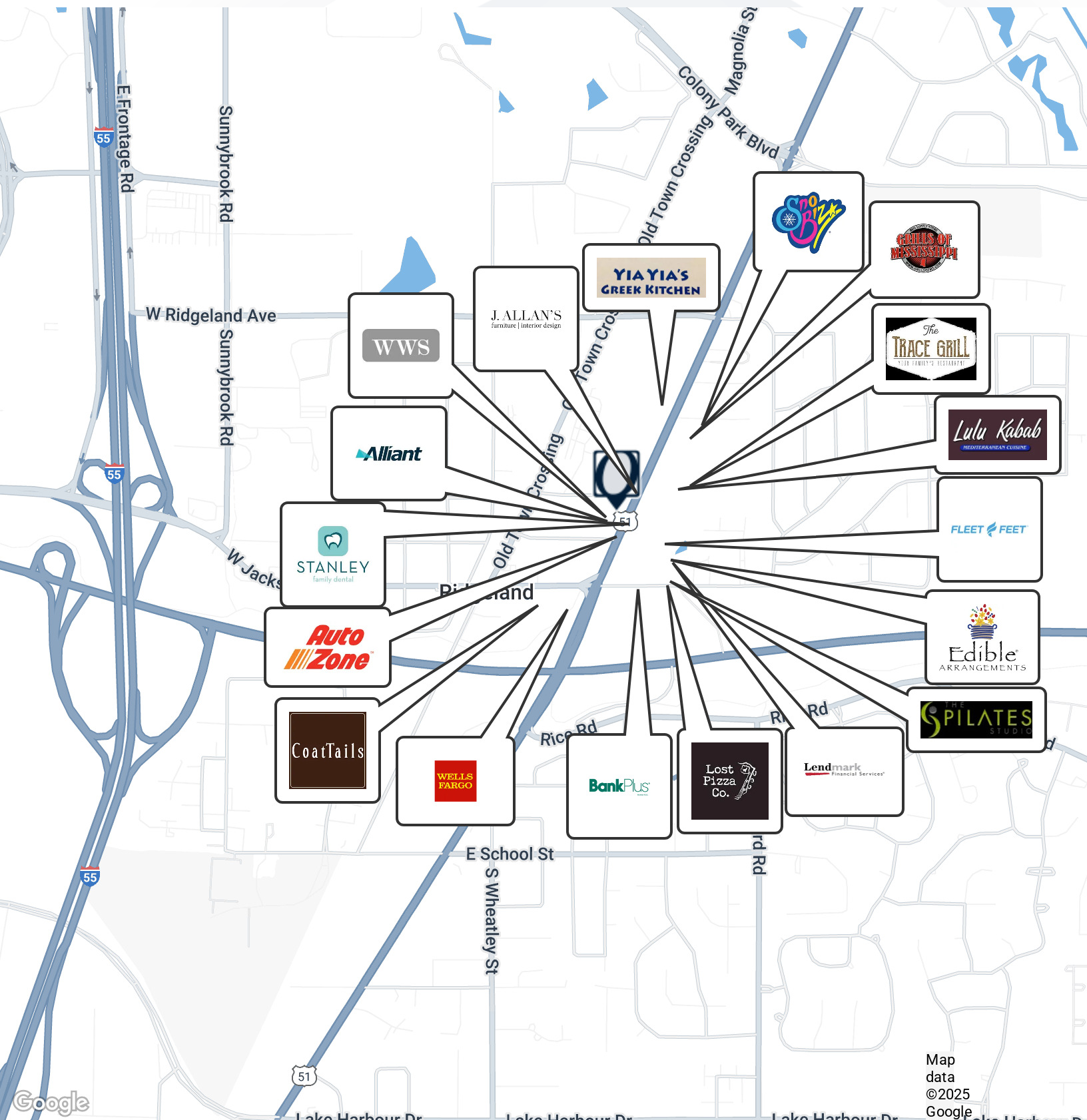


Overby Commercial • P.O. Box 4644, Jackson, MS 39296 • 601.366.8600 • overby.net

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FOR LEASE CITY MARKET

LOCATION MAP



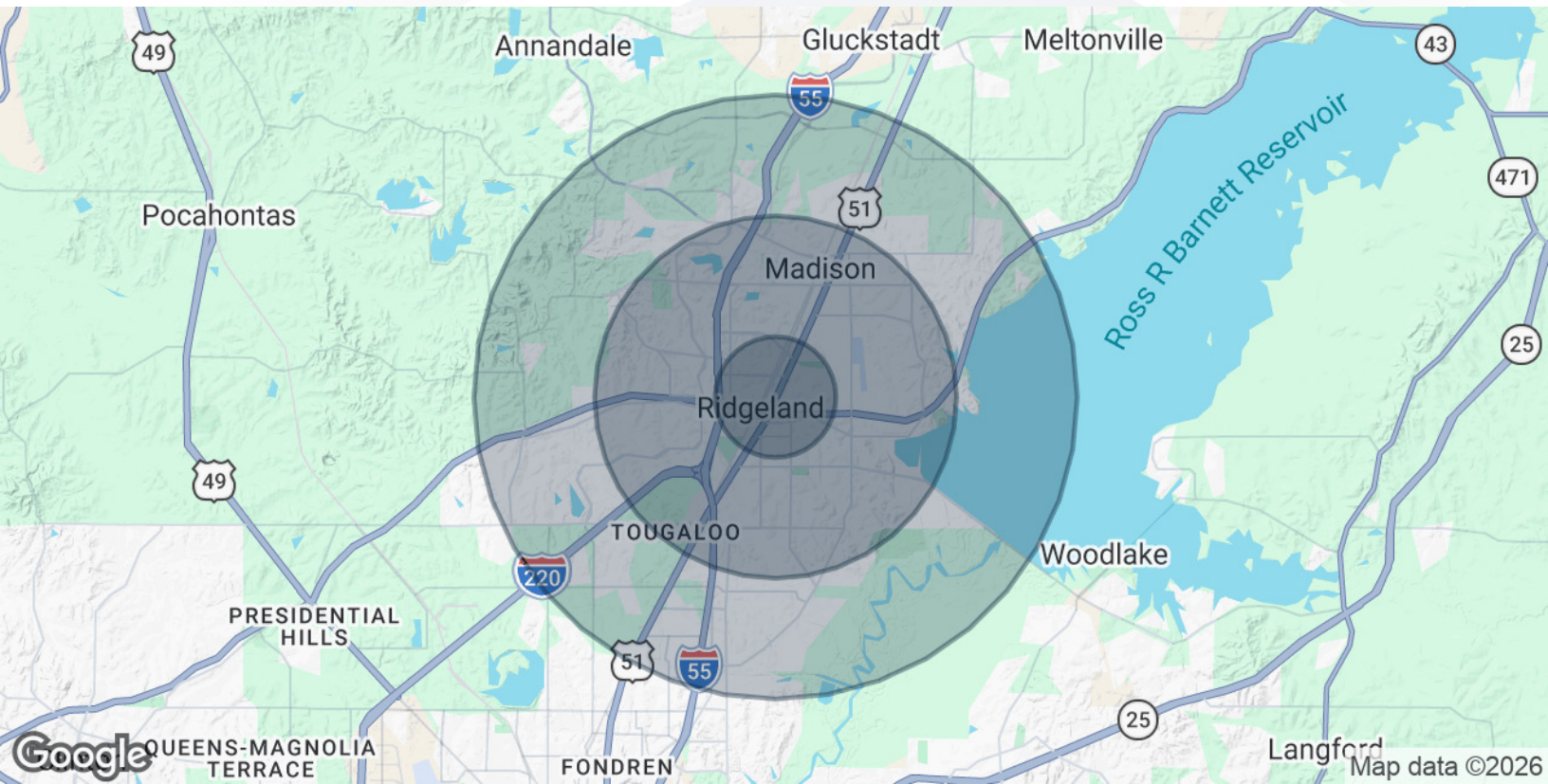
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,739	39,576	78,727
Average Age	39.0	38.3	38.5
Average Age (Male)	35.5	35.8	36.6
Average Age (Female)	41.6	40.3	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,361	16,224	32,183
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$107,737	\$102,352	\$102,548
Average House Value	\$235,051	\$296,230	\$293,620

2023 American Community Survey (ACS)

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PROFESSIONAL BACKGROUND

Active in commercial property development and leasing since 2012, Matt brings a fresh perspective to avenues of commercial opportunities available to investors. He and his wife May met in California and moved to Jackson in 2002. Excited and empowered about new business experiences, Matt has embraced change and established deep roots in Mississippi.

Working as a general contractor specializing in architectural signage, Matt has been the primary project manager for ten years before obtaining his real estate license to broaden his involvement in the industry. His commitment to the commercial real estate market and goals are to provide clients with the ability to maximize value in each real estate transaction and continue to establish ongoing relationships that sets Overby Commercial apart.

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