

Leasing Broker:



Hank Martin, SIOR, CCIM
hmartin@saigcompany.com
(901) 201-0774

Top of the Sipp Southaven, MS Retail Development



Top of the Sipp

Top of the Sipp in Southaven, Mississippi is a premier mixed-use, entertainment-driven development located in the thriving Snowden District. Positioned near Snowden Grove Park and BankPlus Amphitheater, the project benefits from year-round traffic generated by concerts, tournaments, and regional events.

Demographics

The surrounding market features strong demographics, including a median household income exceeding \$90,000 within the 38672 ZIP Code, approximately 58,000 residents in Southaven, and more than 190,000 residents throughout DeSoto County.

Top of the Sipp offers excellent visibility and accessibility, with Goodman Road at Snowden Lane seeing approximately 34,000 vehicles per day (ADT) according to MDOT data. The development's entrance currently experiences approximately 3,200 vehicles per day (ADT), representing a 15% year-over-year increase, with traffic expected to continue growing as new entertainment, dining, and recreational tenants open.

Featured Tenants



Phase 1

Phase One of the project is fully leased and includes tenants such as Suite Serenity, Abbi Kadabby's Baking Company, and Walk-On's Sports Bistreaux.

Phase 2

Phase Two construction is ready for tenant build-outs with approximately 60,000 SF of entertainment, restaurant, and retail space across two buildings.

The two buildings are anchored by an outdoor stage and expansive lawn area designed for live music, community events, movie nights, fitness classes and other outdoor programming.

Of the 60,000 SF, 15,000 SF is leased to Monster Mini Golf, which opened early this summer. Back 9 Golf also opened this summer, offering premium indoor golf simulators and entertainment. SweatHouz has signed a lease and is expected to open early 2027 with its infrared sauna and recovery wellness concept.

Phase 4

Phase Four has been completed and is fully leased, featuring, Bangers Pickleball, which features indoor and outdoor courts, leagues, tournaments, clinics, and open play for all skill levels. The facility also offers a full-service kitchen and bar, creating a destination for recreation, dining, and community events.



Leasing Information!

(901) 526-3100
hmartin@saigcompany.com
rwillis@saigcompany.com
saigcompany.com

Want to learn more?

Visit the website for more information about Southaven's fastest-growing destinations!



www.topofthesipp.com