

# FOR LEASE

## The Terrace at Oxford Commons

902 Sisk Ave | Oxford, MS 38655

- SUITE A & B | 3,102 SF | END CAP W/PATIO OPTION – AVAILABLE FEBRUARY 2026
- SUITE E | 2,000 SF | END CAP W/DRIVE-THRU

Gill Properties, Inc  
6815 Poplar Avenue, Suite 110  
Germantown, TN 38138  
(901) 758-1100

**GILL**  
PROPERTIES

# CENTER HIGHLIGHTS

The Terrace is within steps to Della Davidson Elementary and Oxford High School

The Center's customer base has 1,653+ residences, Tru by Hilton and Hyatt Place visitors, and 200+ local companies' & school employees.

The Terrace has access to three main highways:

- ✓ MS-7
- ✓ HWY 30
- ✓ HWY 6



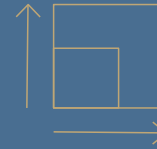
OXFORD COMMONS

New Mixed-Use Development  
Off Highway 7 @ Sisk Ave.,  
Oxford, MS 38655

**GILL**  
PROPERTIES



OXFORD COMMONS  
900 & 902 Sisk Ave, Oxford, MS 38655



Two Retail Buildings | 8,084 SF Each



80 Surface Spaces | 5:1,000 Ratio

**2019** Year Opened



Tenants: Fox Pizza Den, Endurance Physical Therapy, Oxford Commons Design Center, Tilly's Teas, 20/20 Lux Spa & Nails



Terms: \$30 PSF +NNN

CRE BROKERS:

**FRANK DYER III, CCIM, RPA**  
*Senior Vice President Brokerage*

T: 901 277 8183

[frank@gillprop.com](mailto:frank@gillprop.com)

**BARRY MAYNARD**

*Senior Vice President Brokerage*

T: 901 230 4265

[barry@gillprop.com](mailto:barry@gillprop.com)

# TENANT LAYOUT



Previous tenants, The Citizen's Bank and Core were very successful in this retail center & location but wanted their own freestanding building in the Oxford Commons development.

# AVAILABLE 2026

Suite E | 2,000 SF | End Cap

Bank Build-out

\*Including Drive-Thru

Suite A/B | 3,102 SF | End Cap

\*Patio Area

Could be Sub-Divide

AVAILABLE FEBRUARY 2026



# HIGHLIGHTS

**Oxford Commons** is a picturesque master-planned community designed to beautifully blend residential, professional office, retail entertainment, and commercial use.

**The Summit** will be commercial space located along new frontage road that is extension of Ed Perry Blvd, which will connect to Highway 30.

**High Visibility Location** with three major access points: Highway 7, Highway 30 and Sisk Avenue

**Prime Commercial Lots** in close proximity to Oxford Square, the new Oxford High School, and the University of Mississippi.

**Premier Community Living** with 1,189 planned and existing new homes. Consisting of 214 condos, 200 apartments, 464 townhomes and 775 single-family homes.

# DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	2,625	19,323	40,343
<b>HOUSEHOLDS</b>	1,218	8,568	15,963
<b>HH INCOME</b>	\$94,695	\$88,931	\$82,013

# NEW BUSINESSES COMING TO OXFORD COMMONS



902 SISK AVENUE

900 SISK AVENUE

# THE TERRACE



## OXFORD COMMONS

### Additional Retail/Office Projects

THE SUMMIT

PHASE II & III  
THE COMMONS

PHASE IV  
THE COMMONS

# EXPERIENCE OXFORD COMMONS

Oxford Commons is an inviting and picturesque master-planned community with a charming story book setting of beautiful tree-lined streets and thoughtfully crafted homes. Winding trails that connect residents with countless amenities nearby, creating a beautifully livable neighborhood that feels unique yet perfect for the area. The community's ideal location make it easy to get anywhere in minutes. This growing community now has more residential options sure to fit your lifestyle. Soon you'll be able to gather at "The Commons" and enjoy a new way of life in an exciting place!

## WHAT TO EXPECT

Whether you are looking for boutique shopping, local flavors, or open outdoor spaces to relax and unwind, "The Commons" will be the place to be.

- One of a kind outdoor grass amphitheater
- Two large restaurants
- Mixed use buildings including:
  - Brand new office spaces
  - Retail venues
  - Residential living opportunities with "The Commons"

## EXPERIENCE A VIBRANT COMMUNITY

- Walk to shopping, dining, and entertainment
- Four miles from tailgating at The Grove and game day shuttle from the high school
- Minutes from Oxford's private airport or The Square
- Gorgeous landscaping, beautiful walking trails and lake views
- Adjacent movie theater and bowling alley
- On-site exemplary elementary school
- #1 High school in Mississippi just across the street

## UNBEATABLE OXFORD, MS LIVING

Located just minutes from the historic Square, our homes offer easy access to major highways and fall within the esteemed Oxford School District. The premier Oxford location ensures an effortless commute to Ole Miss for classes or gamedays and exceptional proximity to unique shopping, dining, and entertainment on The Square, all promising a convenient and vibrant living experience.





# OXFORD, MS

## Ranked #51 ECONOMIC STRENGTH RANKINGS (543 Micropolitan Areas)

Micropolitan Statistical Areas are “quasi-rural,” smaller areas. A Micropolitan Area must have a city of at least 10,000 people, but fewer than 50,000. It must be at least one county, and many are a single county. There are 543 Micropolitan Statistical Areas (OMB Bulletin 20-01). One of the important criteria for POLICOM’s rankings is the “consistency” of the economy.



The Summit

The Commons Phase I - IV

The Terrace



The Pearl Apartments

HWY 7: 20,000+ AADT



SISK AVENUE



SISK AVENUE



The Park

The Magnolia at Oxford Commons

The Crossing at Oxford Commons

COMMONWEALTH BLVD

HWY 30: AADT: 13,000 +



FOR MORE INFORMATION:  
**FRANK DYER III, CCIM, RPA**  
 Senior Vice President of Brokerage  
 (C) 901.277.8183  
[frank@gillprop.com](mailto:frank@gillprop.com)



**BARRY MAYNARD**  
 Senior Vice President of Brokerage  
 (C) 901.230.4265  
[barry@gillprop.com](mailto:barry@gillprop.com)