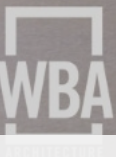


FOR LEASE

PINPOINT



THE VILLAGE AT MADISON - BUILDING E

100 MERCHANT STREET, MADISON, MS 39110

For More Information

BB MITCHELL, CCIM **SAM COX, SIOR**

601.586.3220

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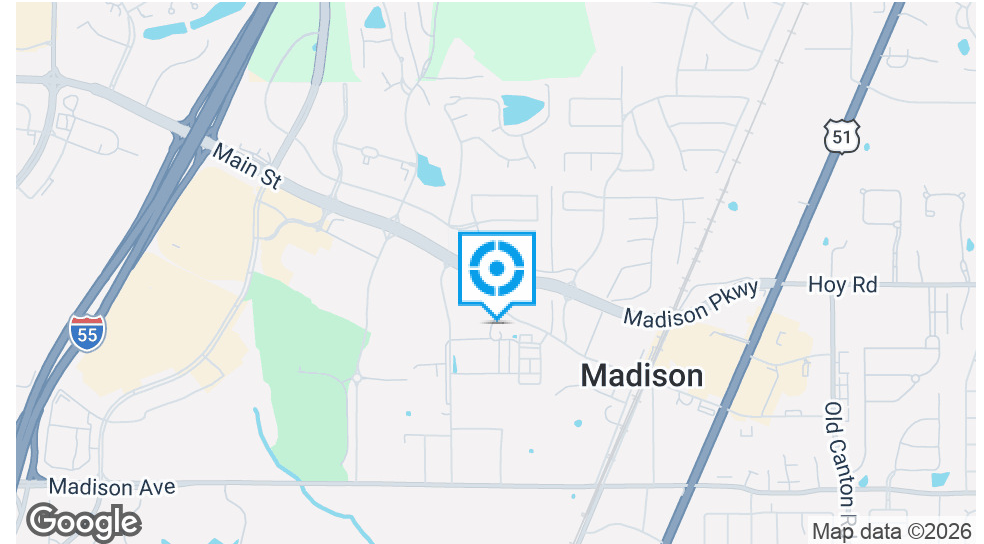
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THE VILLAGE AT MADISON

100 MERCANT STREET, MADISON, MS 39110



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	9,652 SF
Available SF:	1,441 - 4,980 SF
Use:	Retail/Resturant/Office
County:	Madison

PROPERTY OVERVIEW

Pinpoint Commercial Real Estate is proud to offer Retail & Restaurant Space for lease at the Village at Madison—a premier mixed-use development in the heart of Madison. Conveniently located at the intersection of Madison Parkway and Main Street in Old Town Madison, this exceptional development features a dynamic blend of restaurants, retail, and professional office space, all within walking distance of 75 zero-lot-line homes. The Village at Madison is already home to Half Shell Oyster House and a 12,000-square-foot multi-tenant building featuring a curated selection of high-quality local retailers. The next phase of development includes Buildings E and F: Building E - 4,980 contiguous SF of prime retail/office space & Building F - ±24,219 SF of Class A professional office space. This sought-after location is surrounded by a mix of national and local retailers, making it an ideal setting for businesses looking to establish a presence in a vibrant and growing community. For more information, please contact Pinpoint Commercial Real Estate at 601.586.3220.

PROPERTY HIGHLIGHTS

- Q4 2026 Delivery
- Class A Commercial Development
- Prime location ideal for a variety of retail, medical office, and professional office users.
- Seventy-Five (75) Zero Lot Line Residences On Site

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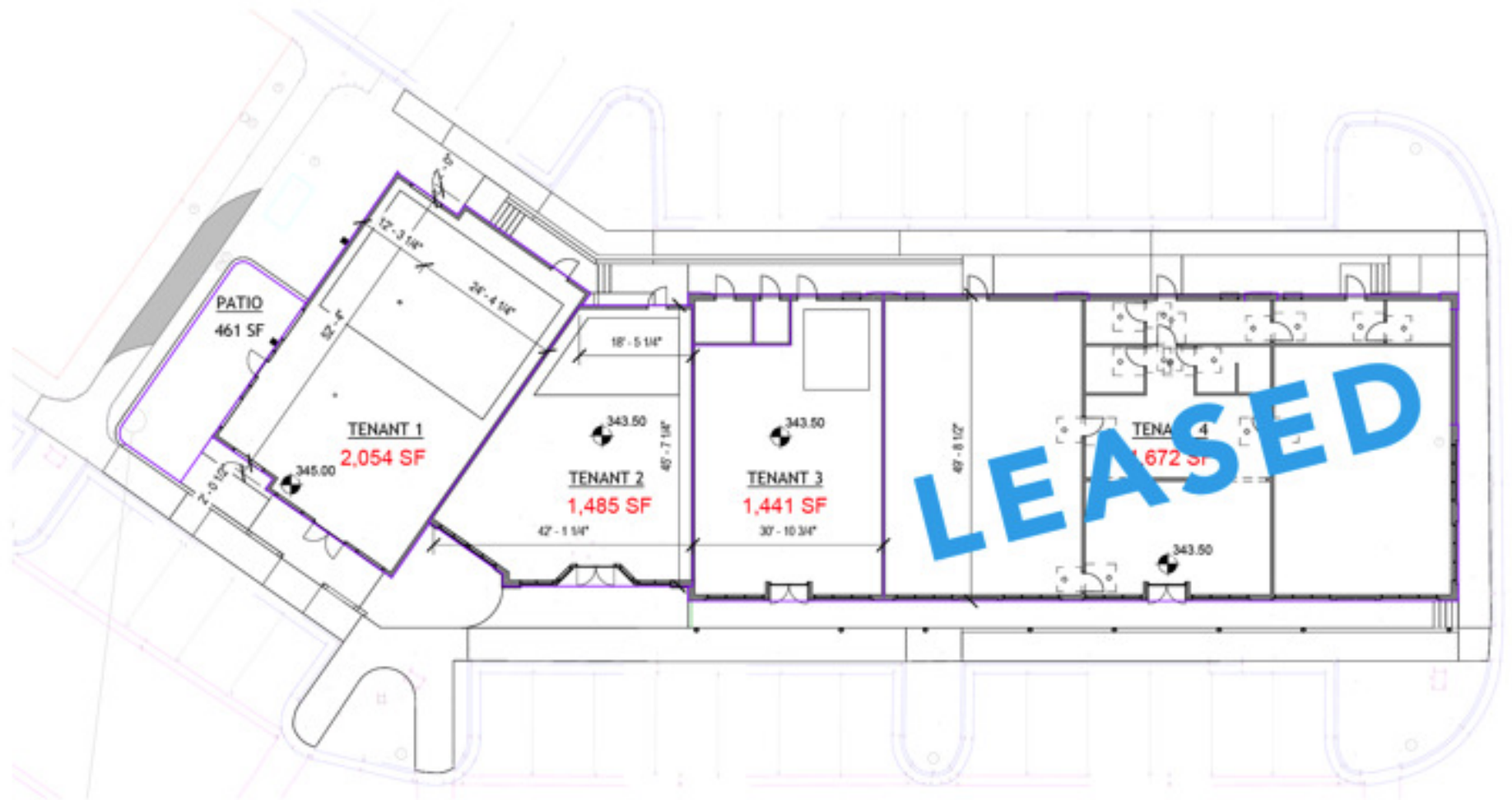
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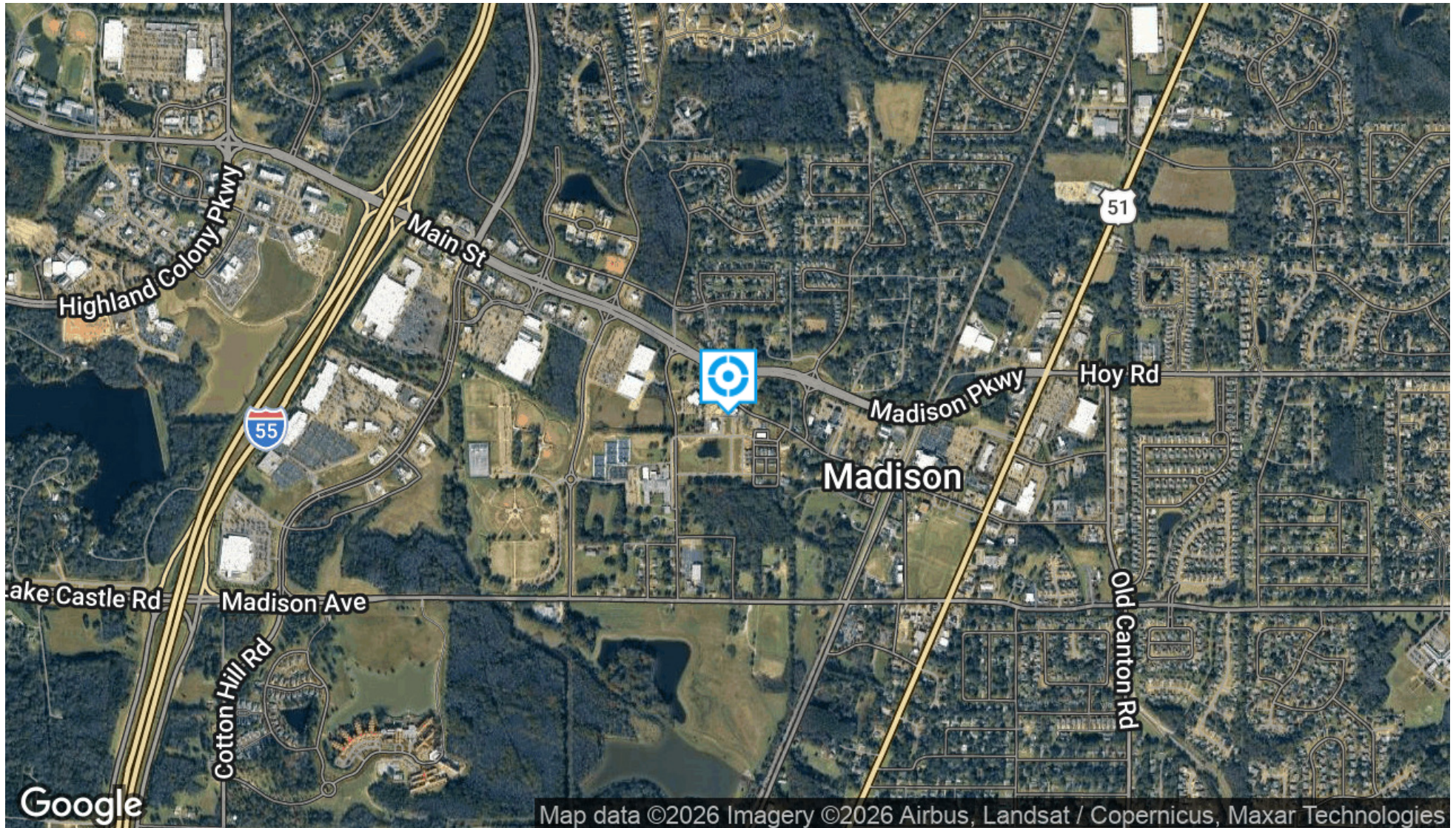
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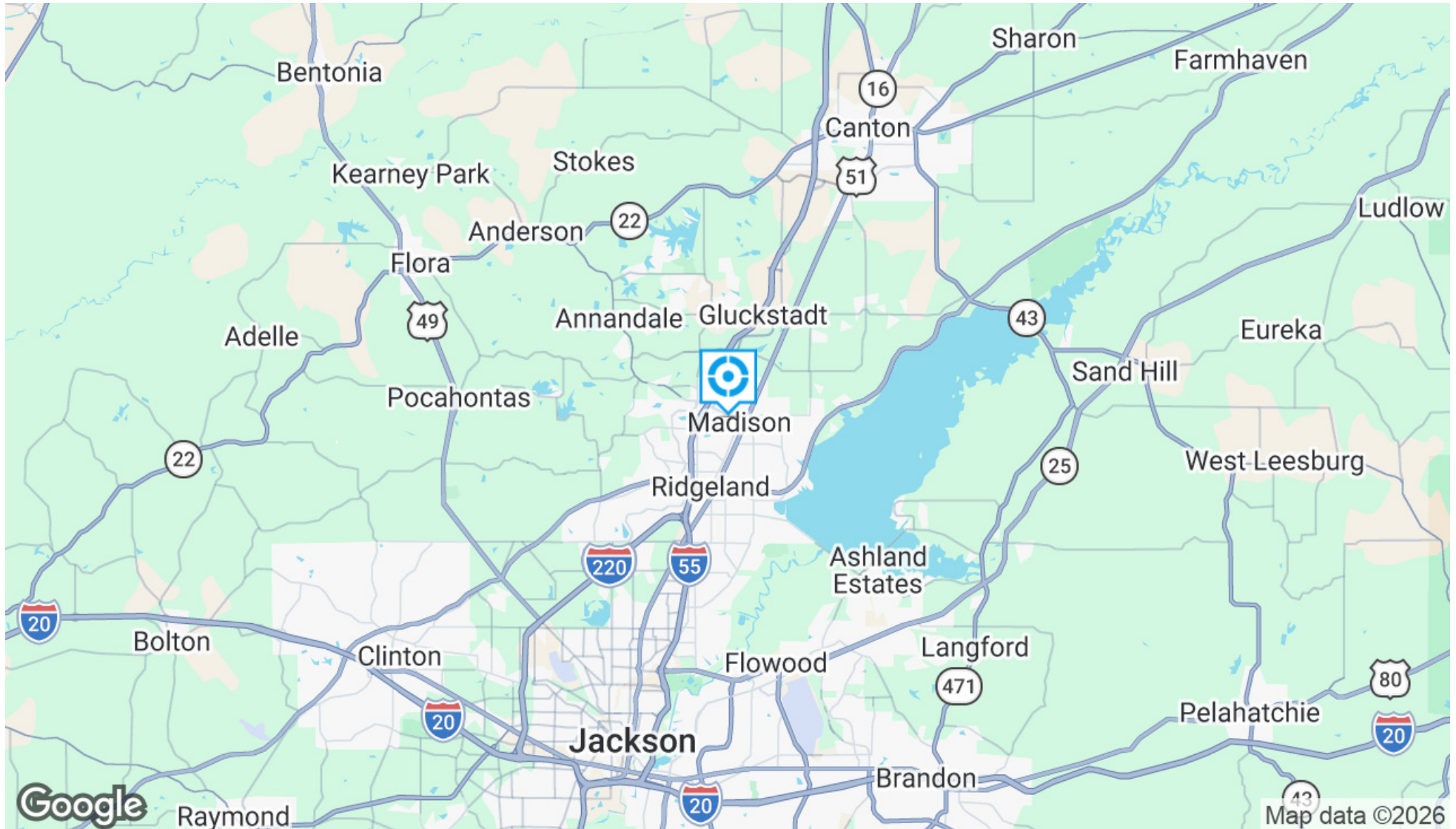
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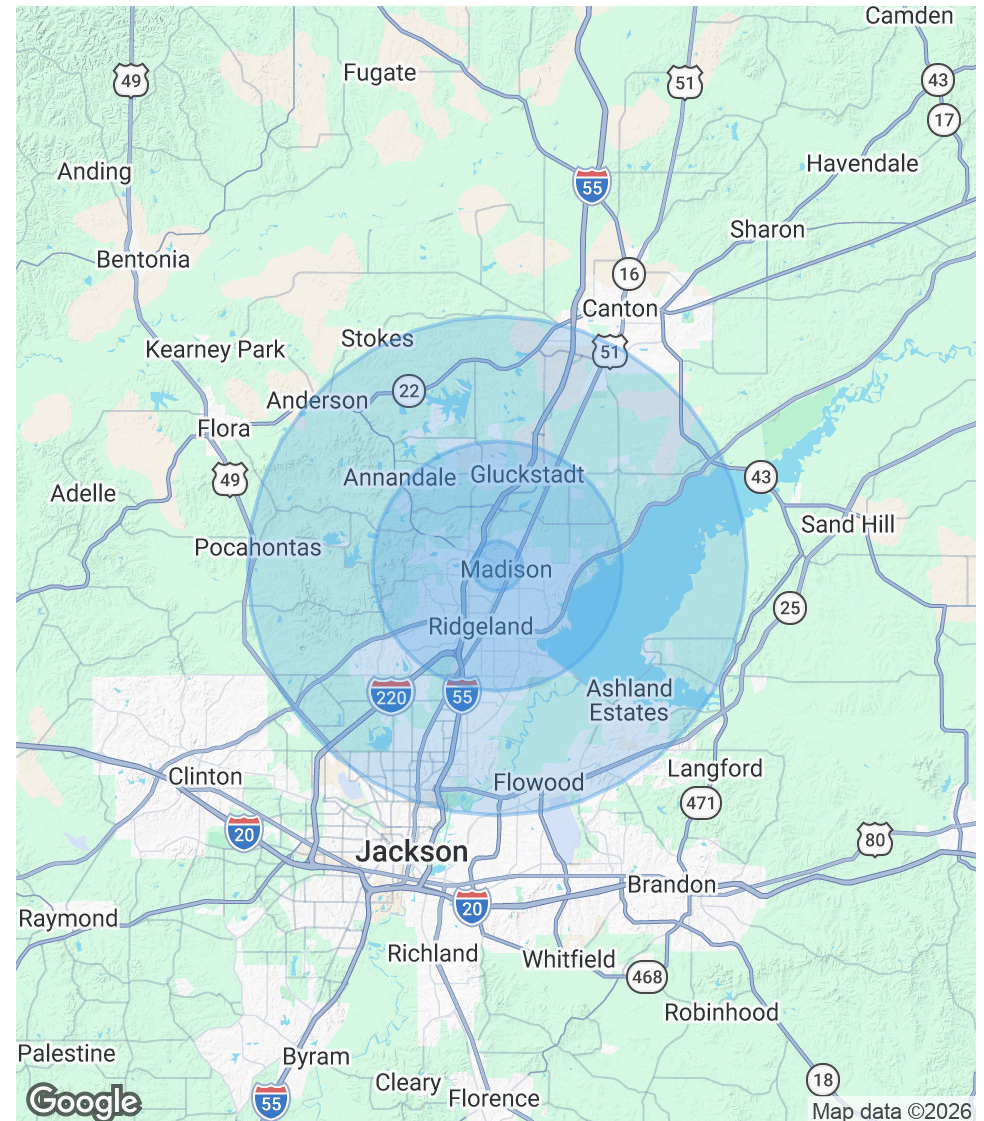
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THE VILLAGE AT MADISON

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,478	43,856	152,627
Average Age	38.9	38.0	36.2
Average Age (Male)	38.4	37.5	35.4
Average Age (Female)	39.6	38.4	36.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	552	16,874	60,346
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$117,440	\$103,527	\$80,449
Average House Value	\$213,762	\$272,489	\$226,320

2020 American Community Survey (ACS)



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BB MITCHELL, CCIM

Vice President & Broker

bb@pinpointcres.com

Direct: 601.586.3220 | Cell: 601.934.5008

PROFESSIONAL BACKGROUND

BB Mitchell is Vice President at Pinpoint Commercial Real Estate. With 200+ completed transactions totaling over \$250 million, BB is a trusted expert in industrial, office, medical, and retail real estate. He specializes in landlord representation and tenant representation, investment sales, user acquisitions/dispositions, and occupier solutions.

BB recently obtained his CCIM (Certified Commercial Investment Member) designation.

Before joining Pinpoint, BB managed a portfolio of 8+ million square feet as a leasing agent for Olymbec USA LLC in Memphis. He also worked as an accountant for the Mississippi State Treasurer's Office. BB holds a bachelor's degree in Accountancy and a minor in Real Estate from the University of Mississippi. BB and his family attend Christ United Methodist Church in Jackson, MS.

[Click here to email BB.](#)

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THE VILLAGE AT MADISON

100 MERCHANT STREET, MADISON, MS 39110



SAM COX, SIOR

President & Broker

sam@pinpointcres.com

Direct: 601.586.3220

PROFESSIONAL BACKGROUND

Sam is the founder and president of Pinpoint Commercial Real Estate. Sam has built a large portfolio of clients with a primary goal to exceed their expectation in a reputable and professional manner. Sam is one of Mississippi's top producers, having completed over 100 million in real estate transactions.

His specialties include occupancy solutions for Landlords, representing Tenants in complex lease transactions, advising clients on site selection, acquisition/disposition of income producing property, assisting special servicers/lenders with non-performing assets, build-to-suit's, & third-party asset management.

Sam's attention to detail and ability to solve problems help clients make better decisions related to their real estate needs. Sam has been fortunate to have gain the trust of local, regional and national developers that see the value Sam brings to the process. Sam is a member of St. Joesph's Catholic Church in Gluckstadt, MS.

EDUCATION

B.S. degree in Geological Engineering from the University of Mississippi

M.B.A. degree from Millsaps College

MEMBERSHIPS

Society of Industrial and Office REALTORS (SIOR)

Mississippi Commercial Association of REALTORS (MCAR)

International Council of Shopping Centers (ICSC)

Urban Land Institute (ULI)

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DISCLAIMER

Pinpoint Commercial Real Estate, LLC has been retained as the exclusive listing broker to arrange the sale or lease of the Subject Property. This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser or tenant may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers or tenants may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers and tenants. In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents. This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Pinpoint Commercial Real Estate, LLC or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein. Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser or tenant reviewing this Offering Memorandum or making an offer to purchase or lease the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser or tenant's obligations therein have been satisfied or waived. The Owner/Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline. This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Pinpoint Commercial Real Estate, LLC or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

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WORKING WITH A REAL ESTATE BROKER

****THIS IS NOT A LEGALLY BINDING CONTRACT****

GENERAL

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships. Several types of relationships are possible, and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction. The purpose of this Agency Disclosure form is to document an acknowledgement that the consumer has been informed of various agency relationships which are available in a real estate transaction. For the purpose of this disclosure, the term Seller and/or Buyer will also include those other acts specified in Section 73-35-3(1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or auction any real estate, or the improvements thereon including options."

SELLER'S AGENT

A property Seller can execute a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the Seller in securing a Buyer. A licensee who is engaged by and acts as the agent of the Seller only, is a Seller's Agent. A Seller's agent has the following duties and obligations:

- **To the Seller:** The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- **To the Buyer and Seller:** A duty of honesty and fair dealing.

BUYER'S AGENT

A Buyer may contract with an agent or firm to represent him/her. A licensee who is engaged in a Buyer Agency Agreement as the agent of the Buyer only is known as the Buyer's Agent in purchasing a property. A Buyer's Agent has the following duties and obligations:

- **To the Buyer:** The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- **To the Seller and Buyer:** A duty of honesty and fair dealing.

DISCLOSED DUAL AGENT

A real estate licensee or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both the Seller and Buyer. As a Disclosed Dual Agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A Disclosed Dual Agent has all the fiduciary duties to the Seller and Buyer that a Seller's agent or a Buyer's agent has except the duties of full disclosure and undivided loyalty.

- **A Disclosed Dual Agent may not disclose:**
 - a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
 - b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.
 - c) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or
 - d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

IMPORTANT NOTICE: UNREPRESENTED "CUSTOMER"

"Customer" shall mean a person not represented in a real estate transaction. It may be the Buyer, Seller, Landlord or Tenant. A Buyer may decide to work with a firm that is acting as the agent for a Seller (a Seller's Agent or Subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the Buyer properties as a Seller's Agent or as a Subagent working on the Seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer. Regarding the price and terms of an offer, the Seller's Agent will ask you (the Customer) to decide how much to offer for the property and upon what conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision. The Seller's Agent will present to the Seller any written offer that you ask them to present. You should not disclose any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying) because the Seller's Agent would be required to tell all such information to the Seller. As a Customer dealing with a Seller's Agent you might desire to obtain the representation of an attorney, another real estate licensee, or both.

THIS IS NOT A CONTRACT, THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Broker or Salesperson has informed me that real estate brokerage services may be provided to me as a:

- Client (The Licensee is my Agent. I am the Seller or Landlord.)
- Client (The Licensee is my Agent. I am the potential Buyer or Tenant.)
- Client (All Licensees of the Brokerage Firm may become Disclosed Dual Agents.)
- Customer (The Licensee is not my Agent)

By signing below, I acknowledge that I received this informational document and explanation prior to the exchange of confidential information which might affect the bargaining position in a real estate transaction involving me.

_____ (Client signature) (Date)	_____ (Licensee signature) (Date)	_____ (Customer signature) (Date)
_____ (Client signature) (Date)	_____ (Licensee Company)	_____ (Customer signature) (Date)