

RETAIL PROPERTY FOR LEASE



CHARMANT STATION

655 LAKE HARBOUR, RIDGELAND, MS 39157

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PROPERTY DESCRIPTION

Charmant Station is a well-positioned neighborhood center along Lake Harbour Drive with exposure to approximately 30,000 vehicles per day. The center offers a strong mix of national, regional, and local tenants, creating consistent traffic and a stable retail environment.

Situated between established dining anchors Newk's and Primos Café, the property benefits from steady daytime and evening activity. Lake Harbour Drive serves as a primary east-west corridor connecting Highland Colony Parkway on the west side of Ridgeland to Brandon and the Old Fannin Road corridor, driving consistent cross-market traffic. Signalized access and convenient connectivity to Highway 51, Interstate 55, and the Natchez Trace Parkway support ease of access. Ample parking serves both tenants and customers in a highly accessible location.

PROPERTY HIGHLIGHTS

- Modern facade and spacious interior design
- Ample parking for clients and employees
- Versatile layout for diverse business needs
- High visibility in a high-traffic location
- Convenient access for patrons and commuters

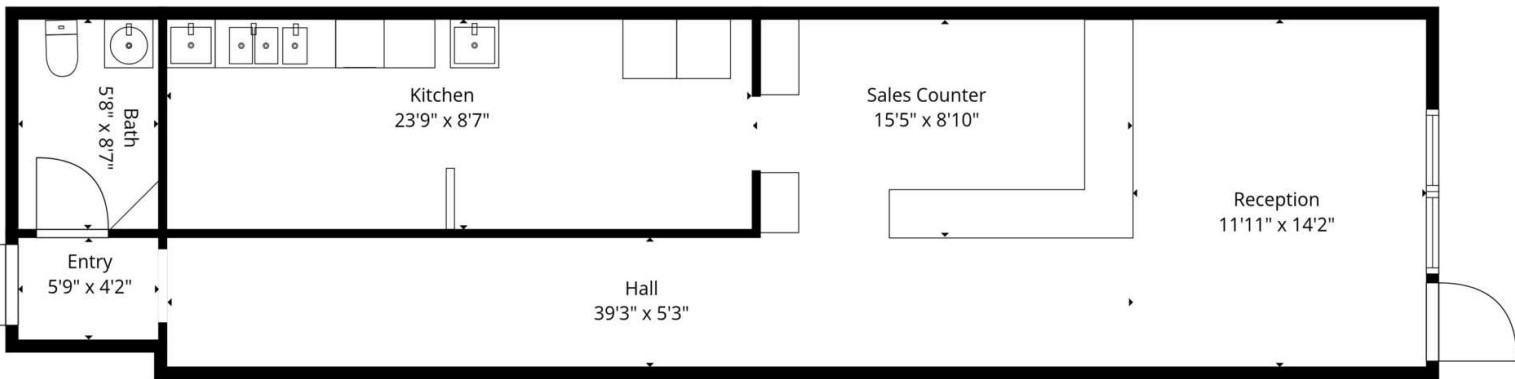
OFFERING SUMMARY

Building Size	16,200 SF
Stories/Floors:	1
Year Built:	2007
Spaces Available:	900 SF - 1,200 SF
Price Per Foot:	Base: \$16.00/SF CAM: \$2.58 psf Taxes: \$0.48 psf Ins: \$1.57 psf Total NNN: \$4.63 SF
Monthly Rent:	\$1,547.25 to \$2,063.00
Parking Spaces:	94
Parking Ratio:	6
Zoning:	C2A General
Traffic Count:	27,000 ADT
Market:	Jackson MS
Sub-market:	Ridgeland MS

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Suite 400

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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	48 to 60 months
Total Space:	900 - 1,200 SF	Lease Rate:	\$16 SF/yr+NNN

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1100 Charmant Station	Available	1,200 SF	NNN	\$16.00 SF/yr	<p>Charmant Station is a well-positioned neighborhood center along Lake Harbour Drive with exposure to approximately 30,000 vehicles per day. The center offers a strong mix of national, regional, and local tenants, creating consistent traffic and a stable retail environment.</p> <p>Situated between established dining anchors Newk's and Primos Café, the property benefits from steady daytime and evening activity. Lake Harbour Drive serves as a primary east-west corridor connecting Highland Colony Parkway on the west side of Ridgeland to Brandon and the Old Fannin Road corridor, driving consistent cross-market traffic. Signalized access and convenient connectivity to Highway 51, Interstate 55, and the Natchez Trace Parkway support ease of access. Ample parking serves both tenants and customers in a highly accessible location.</p> <p>Suite 1100 offers 1,200 sf with a monthly lease rate of \$2,063.00</p>
Suite 400 Charmant Station	Available	900 SF	NNN	\$16.00 SF/yr	<p>Charmant Station is a well-positioned neighborhood center along Lake Harbour Drive with exposure to approximately 30,000 vehicles per day. The center offers a strong mix of national, regional, and local tenants, creating consistent traffic and a stable retail environment.</p> <p>Situated between established dining anchors Newk's and Primos Café, the property benefits from steady daytime and evening activity. Lake Harbour Drive serves as a primary east-west corridor connecting Highland Colony Parkway on the west side of Ridgeland to Brandon and the Old Fannin Road corridor, driving consistent cross-market traffic. Signalized access and convenient connectivity to Highway 51, Interstate 55, and the Natchez Trace Parkway support ease of access. Ample parking serves both tenants and customers in a highly accessible location.</p> <p>Suite 400 offers 1,200 sf with a monthly lease rate of \$1,547.25</p>

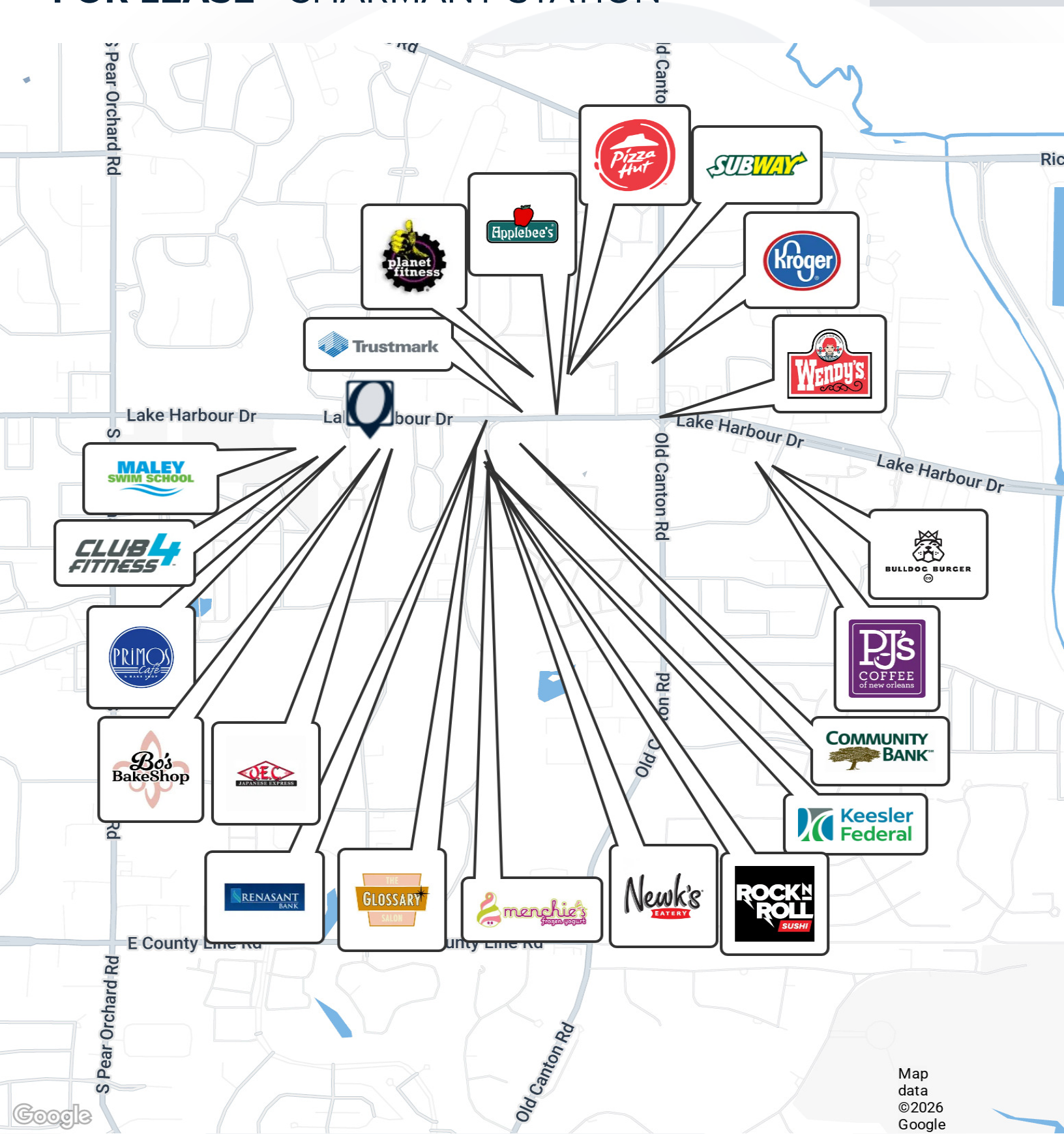
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RETAILER MAP



Map data ©2026 Google

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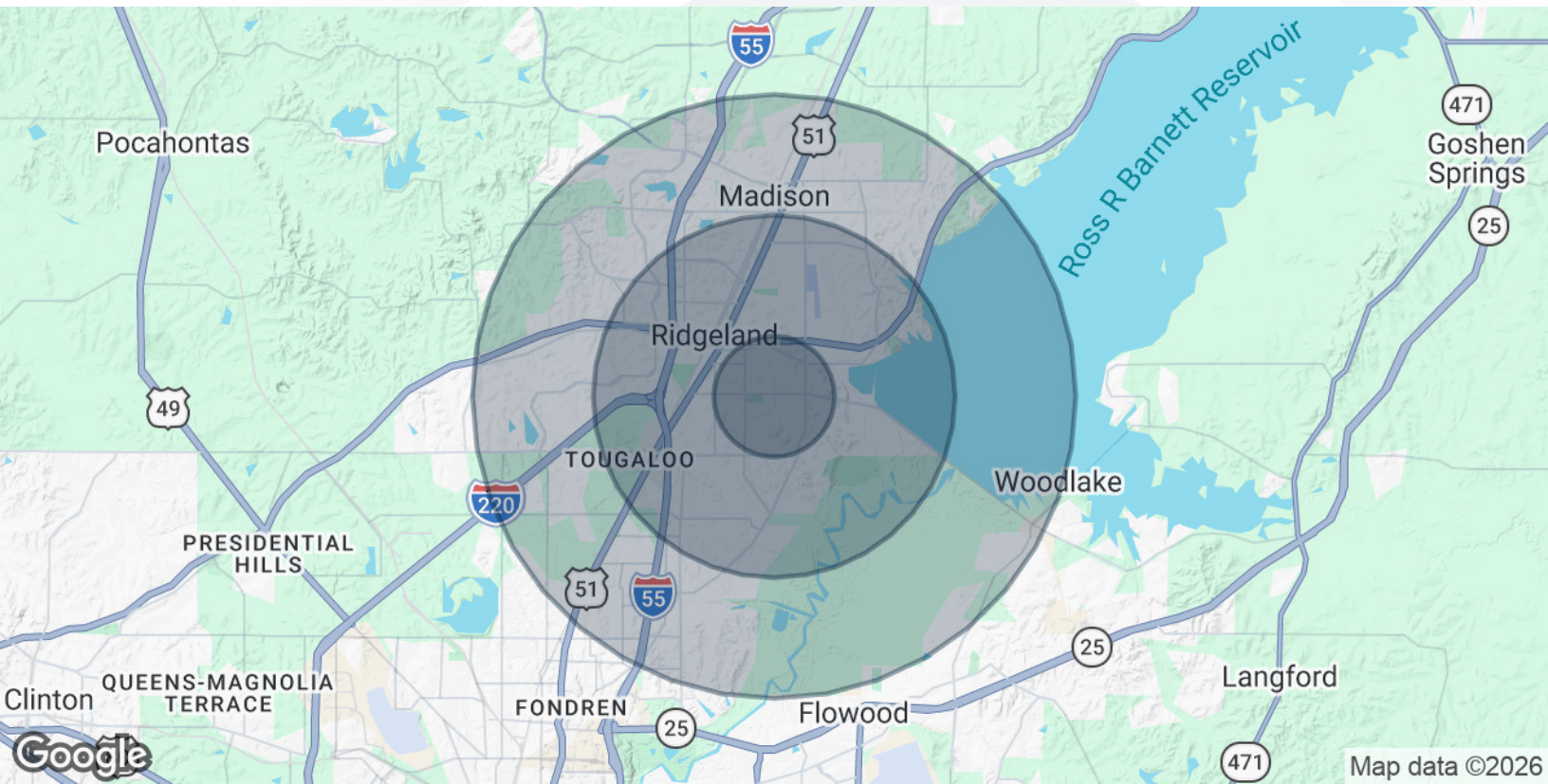
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,737	46,160	89,015
Average Age	31.9	34.2	34.6
Average Age (Male)	31.6	33.3	33.7
Average Age (Female)	32.3	35.1	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,268	19,845	36,573
# of Persons per HH	2.0	2.3	2.4
Average HH Income	\$69,067	\$72,982	\$77,757
Average House Value	\$262,223	\$200,985	\$212,331

2020 American Community Survey (ACS)

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MS #B-24006

PROFESSIONAL BACKGROUND

Alicen Blanchard is a licensed broker associate with Overby, Inc., specializing in investment sales, landlord representation, and commercial property advisory services throughout Central Mississippi. Since 2014, she has closed more than \$40 million in residential transactions and completed multiple commercial deals spanning office, retail, and mixed-use assets. She currently represents several commercial listings and is actively expanding her client base in the Jackson metropolitan market.

Alicen brings a disciplined, analytical approach to real estate, shaped by more than a decade in design, project management, and strategic planning, including her tenure as Director of Exhibits and Education at the Mississippi Children's Museum. This experience informs her ability to evaluate site functionality, operational performance, and long-term asset potential with exceptional precision.

She is a candidate pursuing the CCIM designation in 2026, underscoring her commitment to advanced financial modeling, market analysis, and investment strategy. Her growing commercial portfolio includes office and retail leasing, owner-occupant sales, and small-scale investment acquisitions, where she advises clients on asset repositioning, value creation, and strategic growth.

In addition to her brokerage practice, Alicen owns and operates Blanchard Group LLC, a portfolio of nineteen single- and multi-family properties in Jackson, Mississippi. This ownership experience provides her with firsthand insight into asset management, capital improvements, and investor decision-making, giving her a practical advantage when guiding clients through acquisition and disposition strategies.

A Jackson-area resident since 1992, Alicen is known for her professionalism, responsiveness, and attention to detail. She also serves as Chairperson of the Board of Directors for the Mississippi Children's Museum, reflecting her commitment to leadership and community development.

EDUCATION

Bachelor of Arts, University of Mississippi, 1992

MEMBERSHIPS

CCIM, Mississippi Chapter
National Association of Realtors
Mississippi Association of Realtors
Central MS Association of Realtors

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