

RETAIL PROPERTY FOR LEASE



51 CENTRE

610 U.S. 51, RIDGELAND, MS 39157

Charles Mungan
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PROPERTY DESCRIPTION

Take advantage of this highly visible retail opportunity located directly along a major highway, offering exceptional exposure and strong daily car traffic. The property benefits from prominent frontage and clear sightlines, making it an ideal location for retailers seeking maximum brand visibility. The center features a strong complementary tenant mix that drives customer activity and creates a built-in customer base - HairBar, She is 31:25, The Classy Spa, and the Shoe Healer. There is no other space on Hwy 51 in Ridgeland with visibility and a tenant mix like this one! Contact us today to schedule a showing and see firsthand how this space fits with your business.

PROPERTY HIGHLIGHTS

- Highly visible retail location directly along a major highway
- Strong daily traffic: 19,000 VPD
- Strong complementary tenant mix of personal care businesses
- Limited availability for retail space with frontage on 51

OFFERING SUMMARY

Building Size:	7,722 SF
Stories/Floors:	1
Year Built:	1960
Year Renovated:	2019
Monthly Base Rent:	\$1,800.00
	Total NNN \$120.00
Total Monthly Rent:	\$1,920.00
Parking Spaces:	27
Parking Ratio:	3.49
Zoning:	C-2A
Traffic Count:	19,000 ADT
Market:	Jackson, MS
Sub-market	Ridgeland, MS

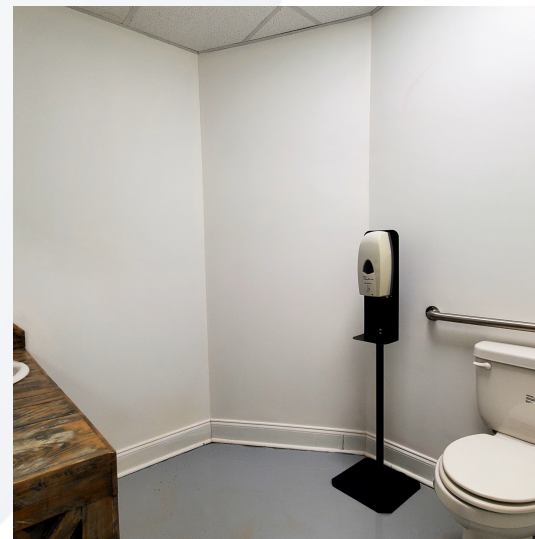
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,245	15,721	30,946
Total Population	3,471	38,896	76,596
Average HH Income	\$111,876	\$106,534	\$105,362

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ADDITIONAL PHOTOS

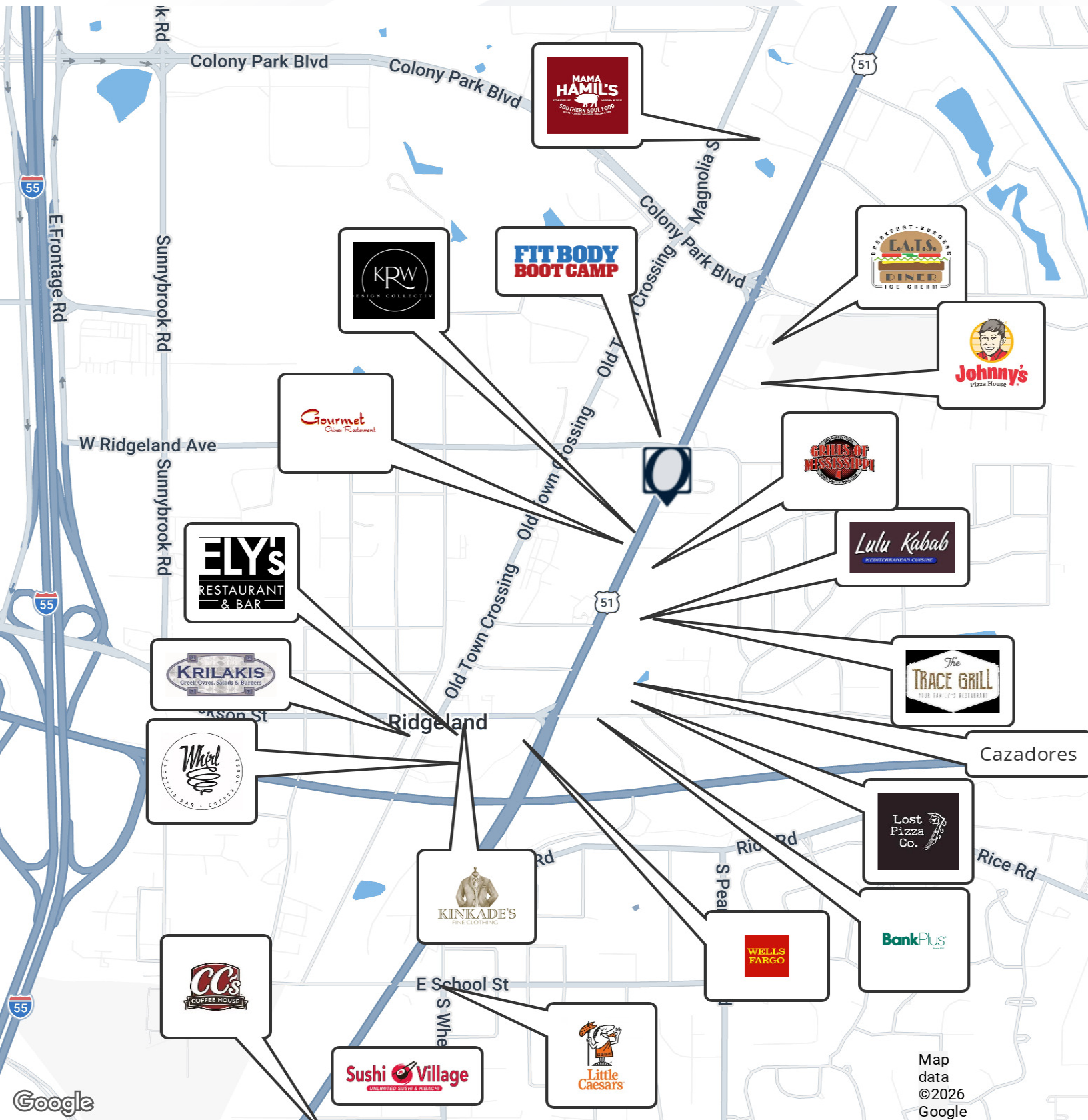


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LOCATION MAP



Google

Map data ©2026 Google

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PROFESSIONAL BACKGROUND

Charles Mungan is a lifelong resident of Ridgeland, Mississippi, and a proud graduate of the University of Mississippi, where he was honored as the program's top real estate student—a distinction that reflects both his academic excellence and commitment to the industry.

Driven by a passion for helping businesses and investors succeed, Charles returned to the Jackson Metro Area to build his career in commercial real estate. He now specializes in investment sales, leasing, and site selection across retail, office, and industrial sectors. Known for his strong market knowledge, integrity, and hands-on approach, Charles works closely with clients to deliver tailored solutions that align with their goals.

Outside of work, Charles enjoys staying active on the basketball court, playing the piano, and spending time with friends and family. His personable nature, paired with a results-driven mindset, makes him a trusted advisor for clients navigating the ever-changing real estate landscape.

Whether you're looking to buy, sell, or lease commercial property, Charles offers the professional expertise and personal dedication to guide you every step of the way.

EDUCATION

BBA in Real Estate/Finance, University of Mississippi

MEMBERSHIPS

Member, Mississippi Commercial Association of Realtors (MCAR)

Member, Central Mississippi Realtors (CMR)

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