

# 920

*East County Line Road  
Ridgeland, MS*

PRIME OUTPARCEL ON RIDGELAND'S MOST ACTIVE RETAIL CORRIDOR  
AVAILABLE FOR LEASE, GROUND LEASE, OR BUILD-TO-SUIT



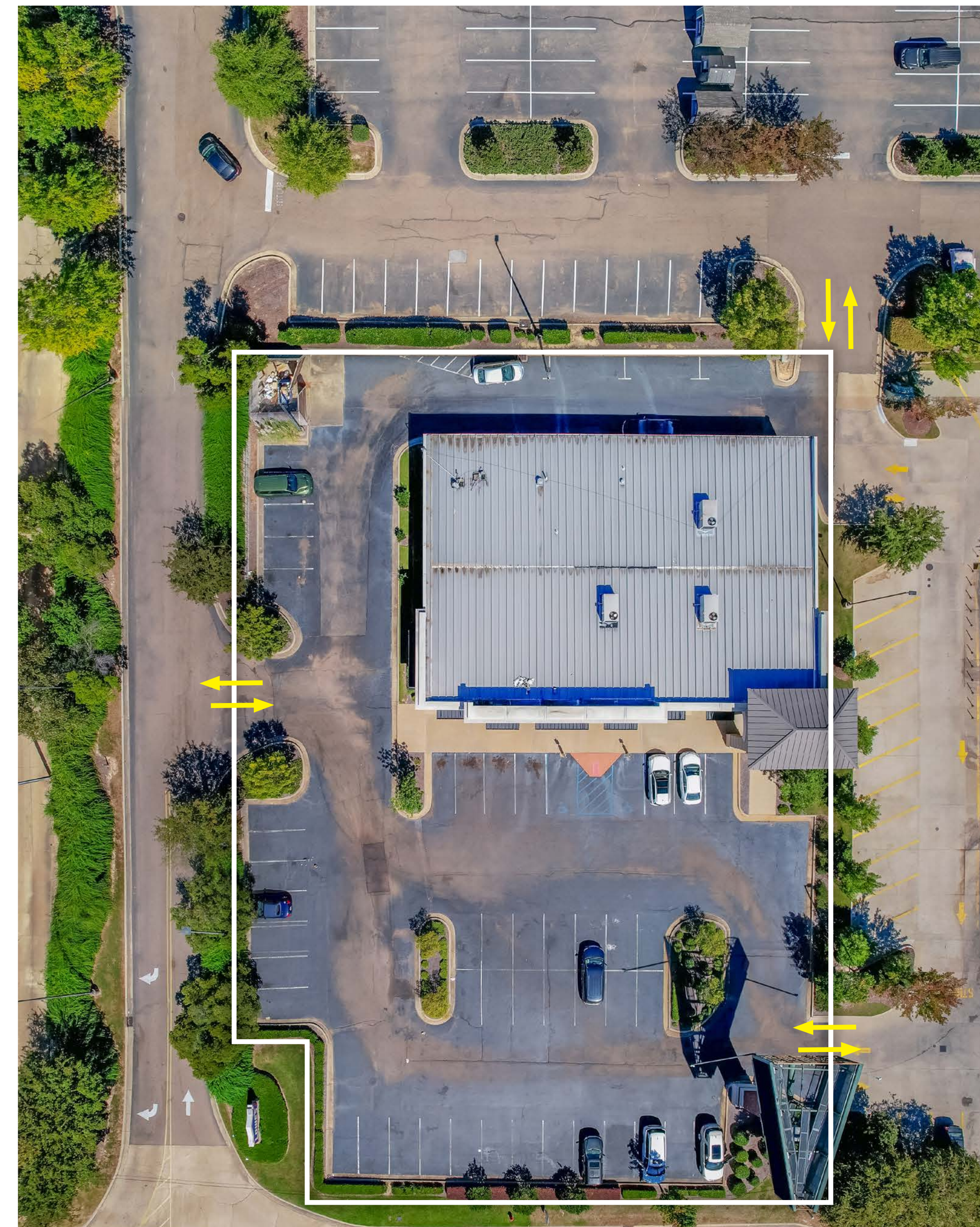
In Association with ParaSell, Inc. | A Licensed Mississippi Broker #23372



**PRIME RETAIL & MEDICAL SPACE FOR LEASE**

Pegasus is pleased to offer ± 1,300 – 4,650 square feet of premium retail and medical space in the rapidly developing, family-friendly hub of Ridgeland, Mississippi. Positioned within one of the state’s most dominant retail corridors, these units are shadow-anchored by Lowe’s and directly adjacent to a top performing Raising Cane’s.

Fronting East County Line Road (± 31,000 VPD), the property benefits from multiple ingress/egress points and a high-visibility location surrounded by national powerhouses including Target, Home Depot, Chick-fil-A, and Starbucks. These well-configured units are move-in ready for retail, service, or QSR users looking to capture immediate market share.



## GROUND LEASE & BUILD-TO-SUIT OPPORTUNITY

A strategic outparcel in one of **Mississippi's premier retail hubs**.

Currently configured for multi-tenant use, this 1+ acre site presents a rare opportunity for a high-performing drive-thru ground lease. Strategically located along the East County Line corridor, the property benefits from retail synergy and consistent traffic generated by adjacent Lowe's and Raising Cane's, which together attract over 1,000,000 annual visits (Placer.ai).



### DRIVE-THROUGH POTENTIAL

Outparcel format with multiple access points support drive-through configurations.



### SECOND-GENERATION MEDICAL

± 3,350 - 4,650 square foot space with existing medical infrastructure.



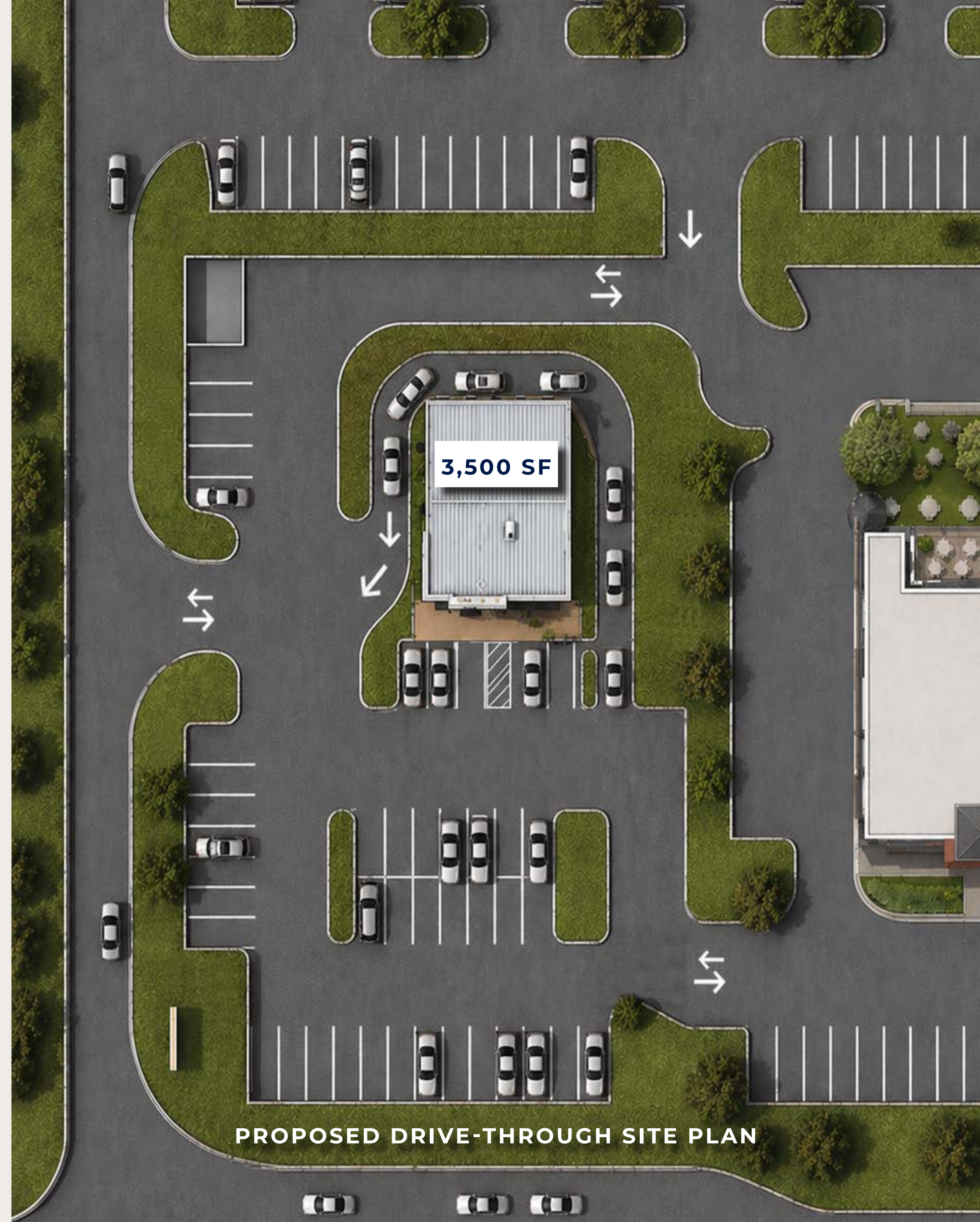
### HIGH-VISIBILITY CORRIDOR

Positioned directly on East County Line Road with 31,000 VPD allowing for maximum exposure.



### COMPETITIVE PRICING + TI

Rate competitive for the corridor. TI allowance available.



PROPOSED DRIVE-THROUGH SITE PLAN



**SITE DESCRIPTION**

# Property Specs

920 EAST COUNTY LINE ROAD • RIDGELAND, MS

**GLA** ± 7,689 square feet

**LOT SIZE** ± 1.029 acres

**YEAR BUILT** 2006

**STORIES** 1

**TOTAL UNITS** 4

**PARKING SPACES** ± 36 surface spaces

**PARKING RATIO** 4.7:1,000

**SHADOW ANCHOR** Lowe's Home Improvement

**ADJACENT QSR** Raising Cane's (drive-through)

**FRONTAGE** ±170 ft

**36**  
PARKING SPACES

**4.7:1K**  
PARKING RATIO

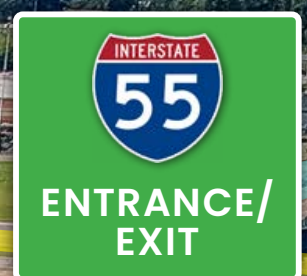
**3**  
ACCESS POINTS



± 92,000 VPD



Hilton



LANDMARK Lifestyles  
SENIOR LIVING  
Luxury Assisted Living • 81 Assisted Living Units & 27 Memory Care Units



MEN'S WEARHOUSE



DXL  
BIG + TALL



ROOM BY ROOM  
furniture



E. COUNTY LINE RD. - ± 31,000 VPD



403,500 visits in the last 12 months per Placer.ai

920  
East County Line Road



Walmart  
Supercenter

Krispy Kreme

Guitar Center  
The Musician's Choice

OLLIE'S  
GOOD STUFF CHEAP

ROSS  
DRESS FOR LESS

DOLLAR TREE

goodwill

GameStop  
GEICO  
ups

Chick-fil-A

SILLY BILLY'S LLC

MEDWORX  
HOME MEDICAL SUPPLIES LLC

ELITE  
PHYSICAL THERAPY

BEYOND THERAPY  
PHYSICAL THERAPY

MDHS  
MISSISSIPPI DEPARTMENT OF HUMAN SERVICES

THE HONEY BAKED  
HAMS

verizon

Cane's  
CHICKEN FINGERS

SHOE STATION

Burlington

LOWE'S

920  
East County Line Road

Advance America

E. COUNTY LINE RD. - ± 31,000 VPD

ROOM BY ROOM  
furniture

Staffmark

## DEMOGRAPHICS

A growing **family-oriented** suburban neighborhood.

	1-mile	3-mile	5-mile
<b>POPULATION</b>	5,608	48,874	86,470
<b>AVERAGE HOUSEHOLD INCOME</b>	\$57,806	\$71,892	\$83,323
<b>HOUSEHOLDS</b>	2,357	20,890	35,615

86,470

RESIDENTS WITHIN 5 MILES

\$83K

AVERAGE HH INCOME • 5-MILE



## Ridgeland, Mississippi

Just north of Jackson, Ridgeland offers proximity to the state's largest metro with an award-winning quality of life, ranked in Money Magazine's "Top 100 Places to Live".

- Award-winning master-planned community
- Strong daytime population and growing residential base
- Nearby Landmark Lifestyles senior care units (108)

**CONTACT LEASING**  
**(424) 363-7800**

**ANDREW COHEN**

Executive Vice President - Leasing  
acohen@pegasusam.com  
LIC # 01996379 (CA)

**DANIEL WOZNICA**

Associate - Leasing  
dwoznica@pegasusam.com  
LIC # 02211034 (CA)

**SAYAKA MATSUMOTO**

Associate - Leasing  
smatsumoto@pegasusam.com  
LIC # 02248660 (CA)

**EMMET PIERSON**

Senior Associate - Leasing  
epierson@pegasusam.com  
LIC # 02048600 (CA)

**JOSH DEMBO**

Associate - Leasing  
jdembo@pegasusam.com  
LIC # 02242456 (CA)

**SCOTT REID**

Broker of Record - ParaSell, Inc.  
broker@parasellinc.com  
(949) 942-6578  
LIC # 23843 (MS)



**PEGASUS ASSET MANAGEMENT, INC.**

1901 Avenue of the Stars  
Los Angeles, CA 90067  
(310) 691-1350  
CA DRE LIC # 02119442  
www.PegasusAM.com

In Association with ParaSell, Inc. | A Licensed Mississippi Broker #23372



**920**  
*East County Line Road*

The information contained in this Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pegasus Investments and ParaSell, Inc. and should not be made available to any other person or entity without the written consent of Pegasus Investments and ParaSell, Inc. This Marketing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Pegasus Investments and ParaSell, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of the business prospects of any tenants, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, Pegasus Investments and ParaSell, Inc. has not verified, and will not verify, any of the information contained herein, nor has Pegasus Investments and ParaSell, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Some or all of the photographs contained within may have been altered from their original format. All potential buyers must take appropriate measures to verify all of the information set forth herein.