

RETAIL SUITE SUB-LEASE

207

COMMONWEALTH BLVD #102

THE PEARL AT OXFORD COMMONS

OXFORD, MS 38654

8 YEAR TERM ♦ 1,071 SF ♦ \$2,856.00 +NNN
GROUND FLOOR OF THE PEARL APARTMENT COMPLEX



THE PEARL AT OXFORD COMMONS

University of Mississippi
Sorority Housing



LEGALLY TAN
tanning + wellness studio

FRAN



impromptu



COMMONWELATH BLVD

SISK AVE

THE COMMONS AT OXFORD COMMONS

SPACE # 102
RETAIL BUILD-OUT



DEMOGRAPHICS

POPULATION *+1.0% Annually*

1 MILE 7,829

3 MILES 31,538

5 MILES 44,572

HOUSEHOLDS *+1.5% Annually*

1 MILE 2,376

3 MILES 12,286

5 MILES 18,188

AVE. INCOME *+2.3% Annually*

1 MILE \$133,304

3 MILES \$100,545

5 MILES \$112,859

Ole Miss

has posted record-breaking enrollments as more students pursue college in Mississippi!"

27,000+ Students

reflecting 11% increase in the last three years.



Lafayette County
MISSISSIPPI

POPULATION 587,131

HOUSEHOLDS 237,992

AVERAGE INCOME \$105,986



THE UNIVERSITY of
MISSISSIPPI



27,000+ STUDENTS

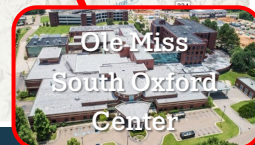
Main Campus | The Grove | The Pavillion at Ole Miss | Vaught Hemingway Stadium



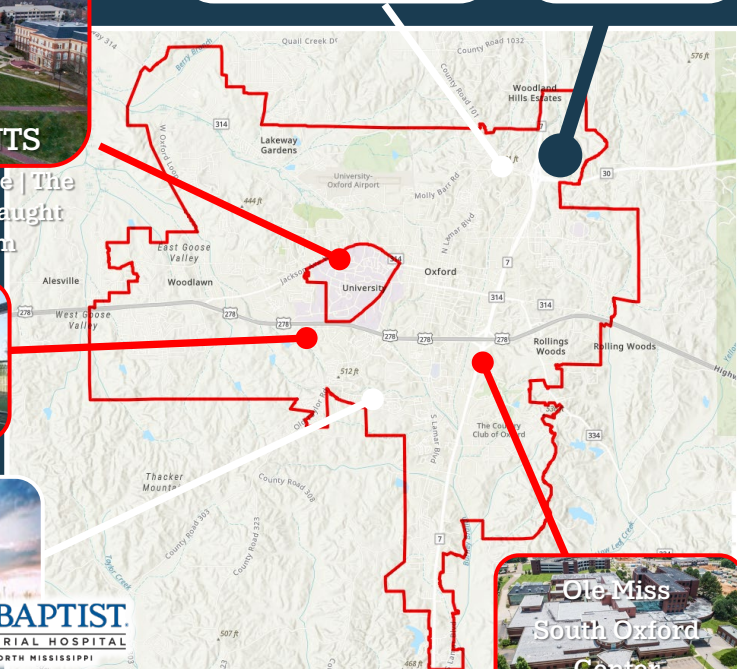
South Campus
Recreation Center



BAPTIST
MEMORIAL HOSPITAL
NORTH MISSISSIPPI



Ole Miss
South Oxford
Center



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.

- 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.

NEW BUSINESSES



Developed by



OXFORD, MS

RANKINGS



A+ Overall Ranking amongst cities of its size
A+ Amenities
B Cost of Living
A Crime
A+ Great Place to Live & Visit



#3 of 116

Best Places to Live in Mississippi

#1 of 119

Best Place for Young Professionals

#10 of 119

Best Places to Raise a Family



#4 Best Small College Town 2026

W

WalletHub

#10 Best Small City for Football Fans



"The Best Places to Live in Mississippi"



TRAVEL+
LEISURE

#1 Best Small Town

#19 Best Weekend Getaways in the South

#2 Best College Town in the US

OXFORD COMMONS

JUNE 2026 PROGRESS



FOR MORE INFORMATION:



FRANK DYER III, CCIM, RPA
Senior Vice President of Brokerage
(C) 901.277.8183
frank@gillprop.com



BARRY MAYNARD
Senior Vice President of Brokerage
(C) 901.230.4265
barry@gillprop.com