



920 E. County Line Road

± 1,800 SF ENDCAP RETAIL SPACE AVAILABLE

Ridgeland, Mississippi



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



Now Leasing in Ridgeland, Mississippi

Pegasus is pleased to offer a high-profile \pm 1,800 SF endcap leasing opportunity in rapidly developing and family-friendly Ridgeland, Mississippi. The unit is well-positioned and is shadow-anchored by Lowe's and directly adjacent to a seasoned Raising Cane's drive-thru fronting County Line Road (\pm 31,000 VPD).

The property is located in one of the trade area's most dominant retail corridors and is home to other national tenants as well, including Target, Big Lots, Home Depot, Ross Dress for Less, Burlington, Chick-fil-A, Starbucks and more. The property offers multiple ingress/egress points to E. County Line Road and the unit is well-suited for multiple uses including retail, service and QSR.

Property Highlights

- ± 1,800 SF Endcap Retail Space Available
- Retail Use
- Competitively Priced and TI Allowance available
- Multiple Points of Access to County Line Road as well as secondary roads
- Located directly on County Line Road for maximum exposure - 31,000 VPD
- Lowe's Home Improvement Outparcel





LifeStorage

TOYOTA

COURTYARD
MARRIOTT

THE HOME
DEPOT

PETSMART

Olive
Garden

JOANN

Target

DRURY
INN & SUITES

octapharma

burkes
OUTLET

Hilton

Wendy's

Starbucks

INTERSTATE
55 ± 92,000 VPD

BIG
LOTS!

Conn's

LESLIE'S POOL SUPPLIES
SERVICE & REPAIR

MEN'S WEARHOUSE

CASUAL
MALE XL

MURPHY
USA

ExxonMobil

Chevron

RODEWAY
INN

EconoLodge

Tuesday Morning

Burlington

Furniture
World

MEN'S WEARHOUSE

CASUAL
MALE XL

Denny's

PartyCity

ROOM BY ROOM
furniture

SHOE STATION

ECOUNTY LINE RD - ± 31,000 VPD

T-Mobile

Cane's
CHICKEN FINERS

SUBJECT

Urgent
Care

LOWE'S
Home Improvement Warehouse

verizon

THE HONEY BAKED
HAMS



DRURY
INN & SUITES

Red
Roof
INN

INTERSTATE
55

± 92,000 VPD

ACURA

LifeStorage

goodwill DG enterprise

WHATABURGER

MATTRESS FIRM

Wendy's

Starbucks

RODEWAY
INN

EconoLodge

Days Inn

Chevron

HUGHES HOUSE OF
BEAUTY & ESTHETICS

LOWE'S
Home Improvement Warehouse

HOMEWOOD
SUITES

goodwill

Denny's

Party City

ExxonMobil

ROOM BY ROOM
furniture

SUBJECT

SILLY BILLY'S LLC

MEDWORX

ELITE

BEYOND THERAPY

MDHS

CASUAL
MALE XL

T-Mobile

Chick-fil-ee
Cane's
CHICKEN FINESSE

Urgent
Care

GameStop

GEICO

ups

E COUNTY LINE RD - ± 31,000 VPD

Furniture
World

THE
HONEY BAKED
Ham

verizon



Marshalls

ADIRONDACK FURNITURE

DOLLAR TREE

ROSES
COMING SOON

OLD NAVY

at home
The Home Décor Superstore

Chuck E. Cheese

Conn's

BIG LOTS!

burkes
OUTLET

octapharma

TOYOTA

COURTYARD
MARRIOTT

INTERSTATE
55

± 92,000 VPD

ROSS
DRESS FOR LESS

TJ-maxx

PROGRESSIVE

Tuesday Morning

Burlington

Chick-fil-ee

SHOE STATION

Furniture World

LESLIE'S
POOL SUPPLIES
SERVICE & REPAIR

MEN'S WEARHOUSE

MURPHY USA

CASUAL MALE XL

E COUNTY LINE RD - ± 31,000 VPD

GameStop
GEICO
ups

verizon
THE HONEY BAKED
HAM

Cane's
CHICKEN FINESSE

SUBJECT

T-Mobile

ROOM BY ROOM
furniture

Denny's

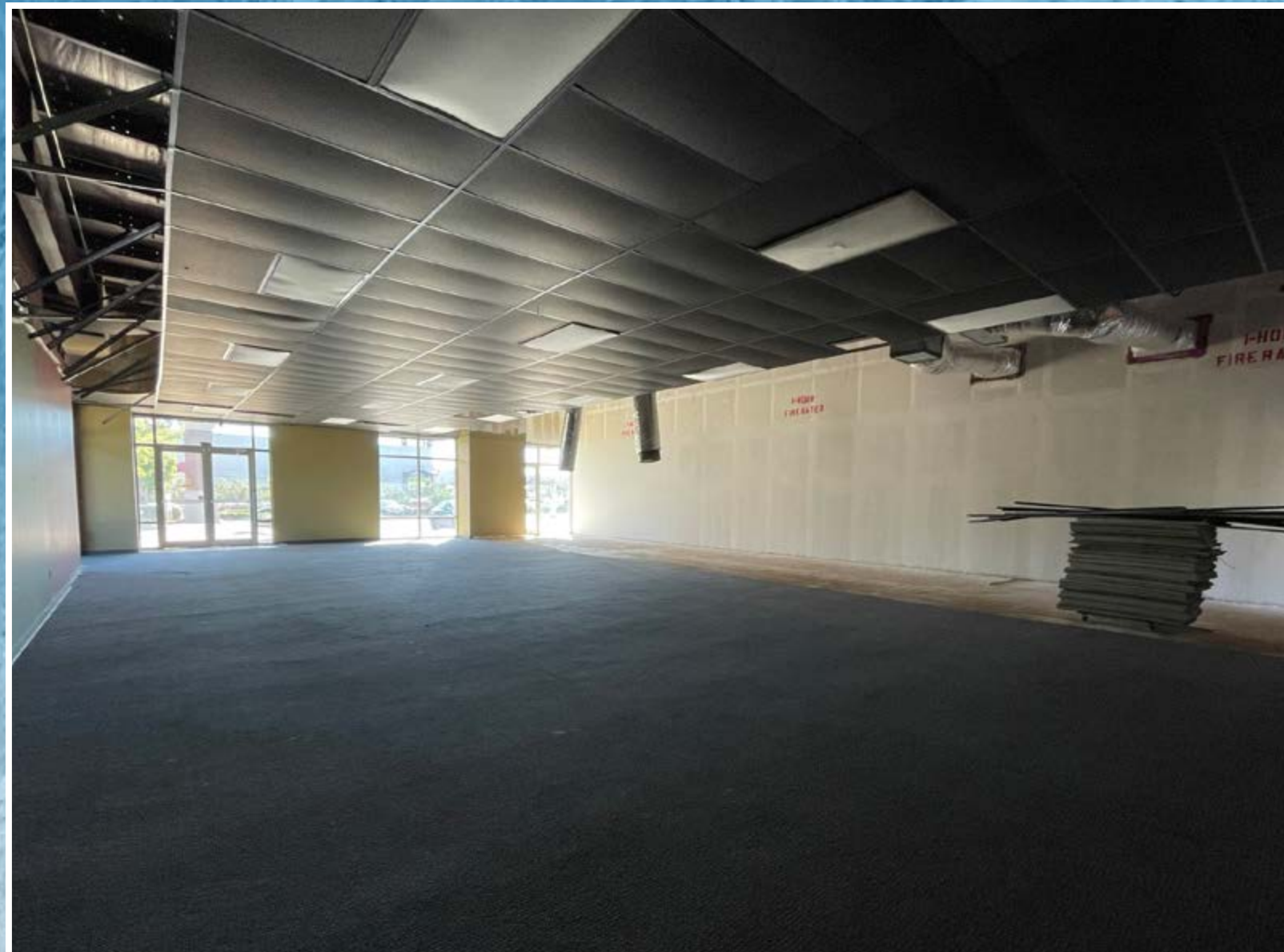
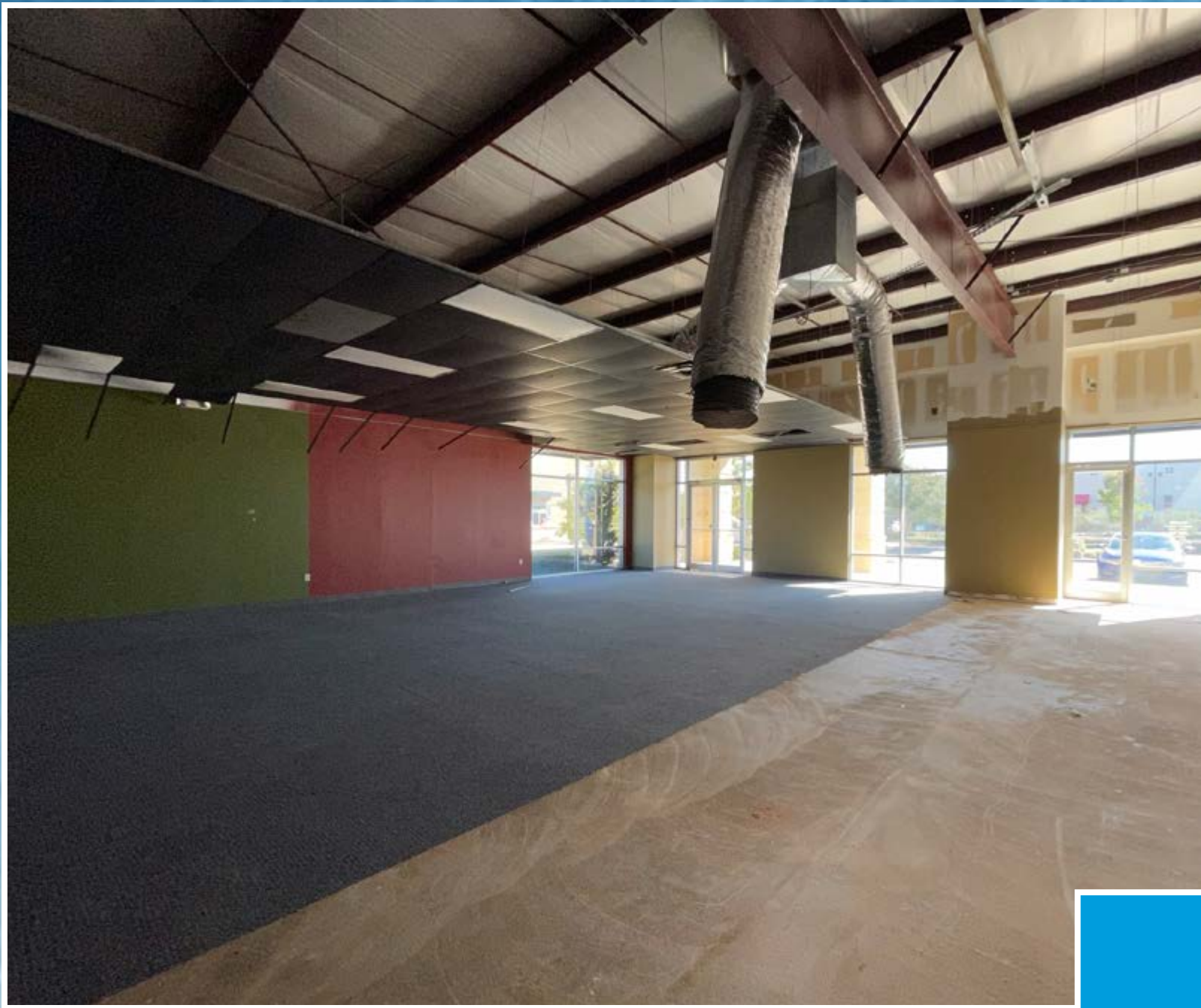
Party City

HUGHES HOUSE OF
BEAUTY & ESTHETICS

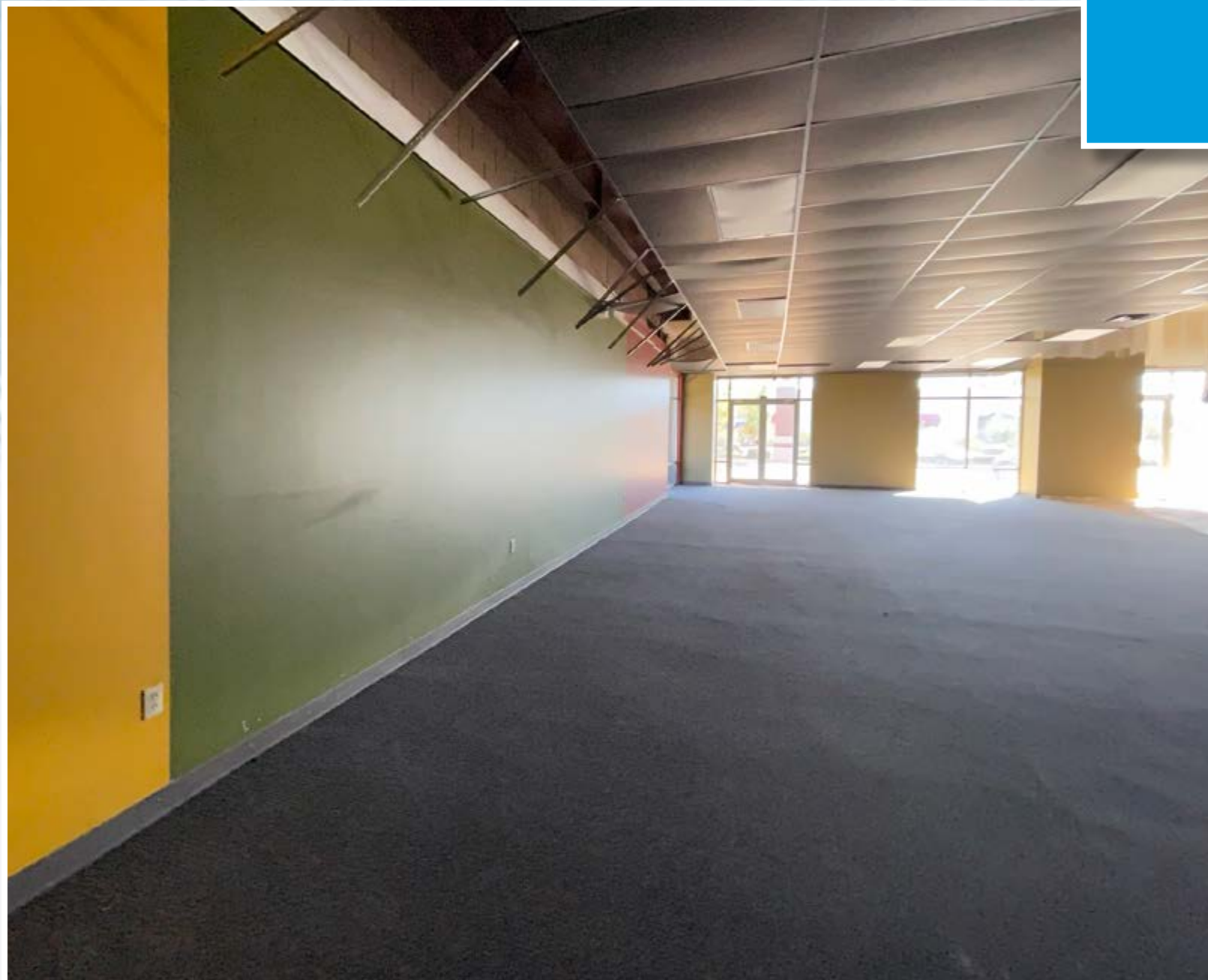
MDHS

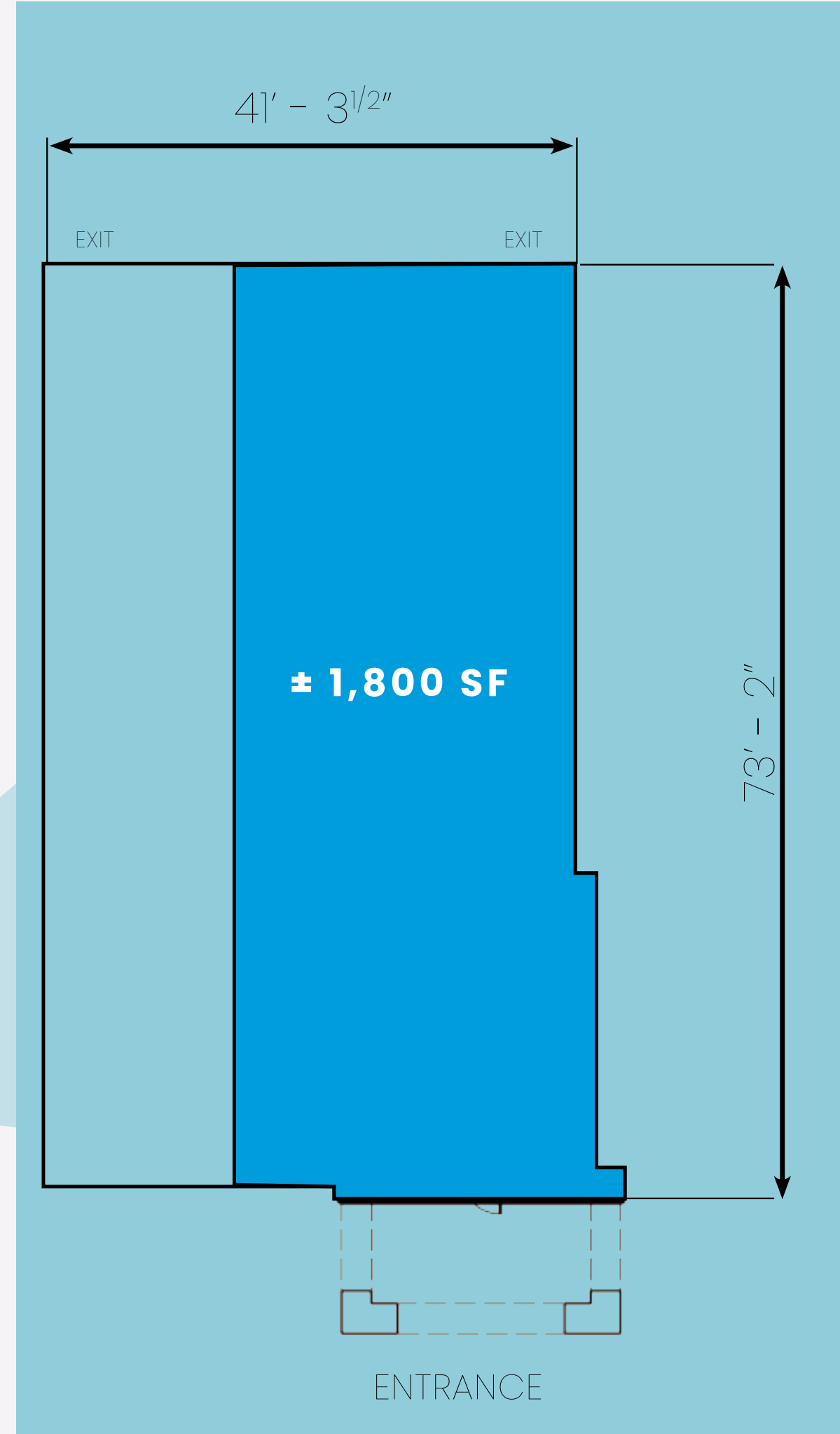
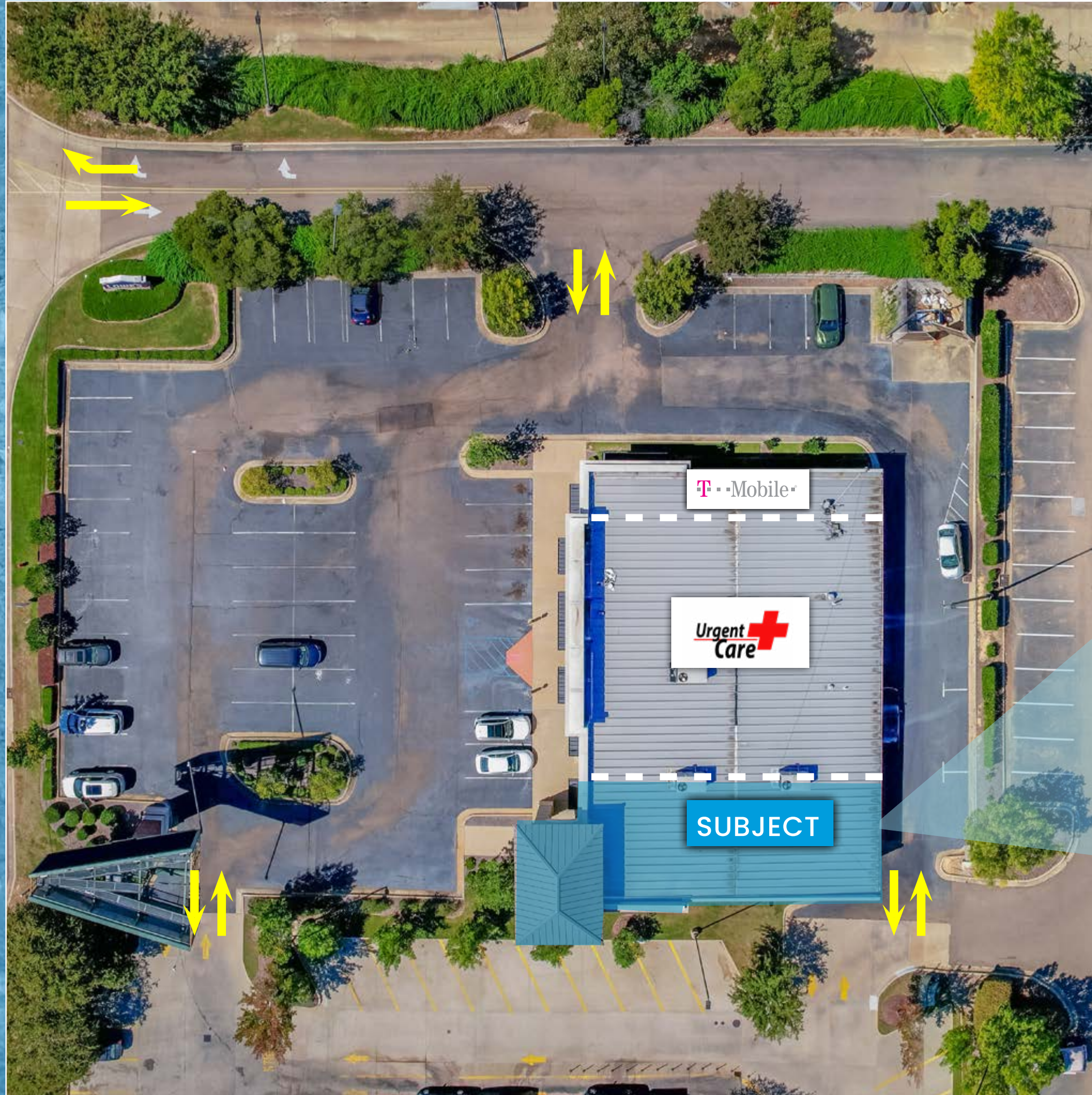
BEYOND THERAPY
Physical, Occupational & Mental Therapy
for kids

Urgent Care



View the Virtual Tour





Site Description

GLA:	7,689 SF
Lot Size:	2.91 AC
Year Built:	2006
Number of Stories:	1
Number of Buildings:	1
Parking Spaces:	36
Parking Ratio:	4.7:1,000
Total Units:	3



Jackson, Mississippi

Market Overview: Ridgeland, Mississippi

Situated just north of Jackson, the capital of Mississippi, Ridgeland is convenient to the state's largest metropolitan area while offering some of the state's finest shopping, dining, arts and entertainment. The community fosters friendly neighborhoods, healthy lifestyles and clean parks and streets.

Ridgeland has an award-winning master plan that is being used to guide the community development efforts, incorporating green spaces and smarter developments. Ridgeland is recognized as a Tree City USA, a Bicycle Friendly Community, and has been ranked in the "Top 100 Places to Live" by *MONEY*® Magazine.

Demographics	1-Mile	3-Mile	5-Mile
Population	5,608	48,874	86,470
Average Household Income	57,806	\$71,892	\$83,323
Households	2,357	20,890	35,615



Leasing Team

ANDREW COHEN

Executive Vice President - Leasing
acohen@pegasusam.com
(424) 363-7800
LIC # 01996379 (CA)

EMMET PIERSON

Senior Associate - Leasing
epierson@pegasusam.com
(424) 363-7800
LIC # 02048600 (CA)

SCOTT REID

ParaSell, Inc. - Broker of Record
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