



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



PEGASUS

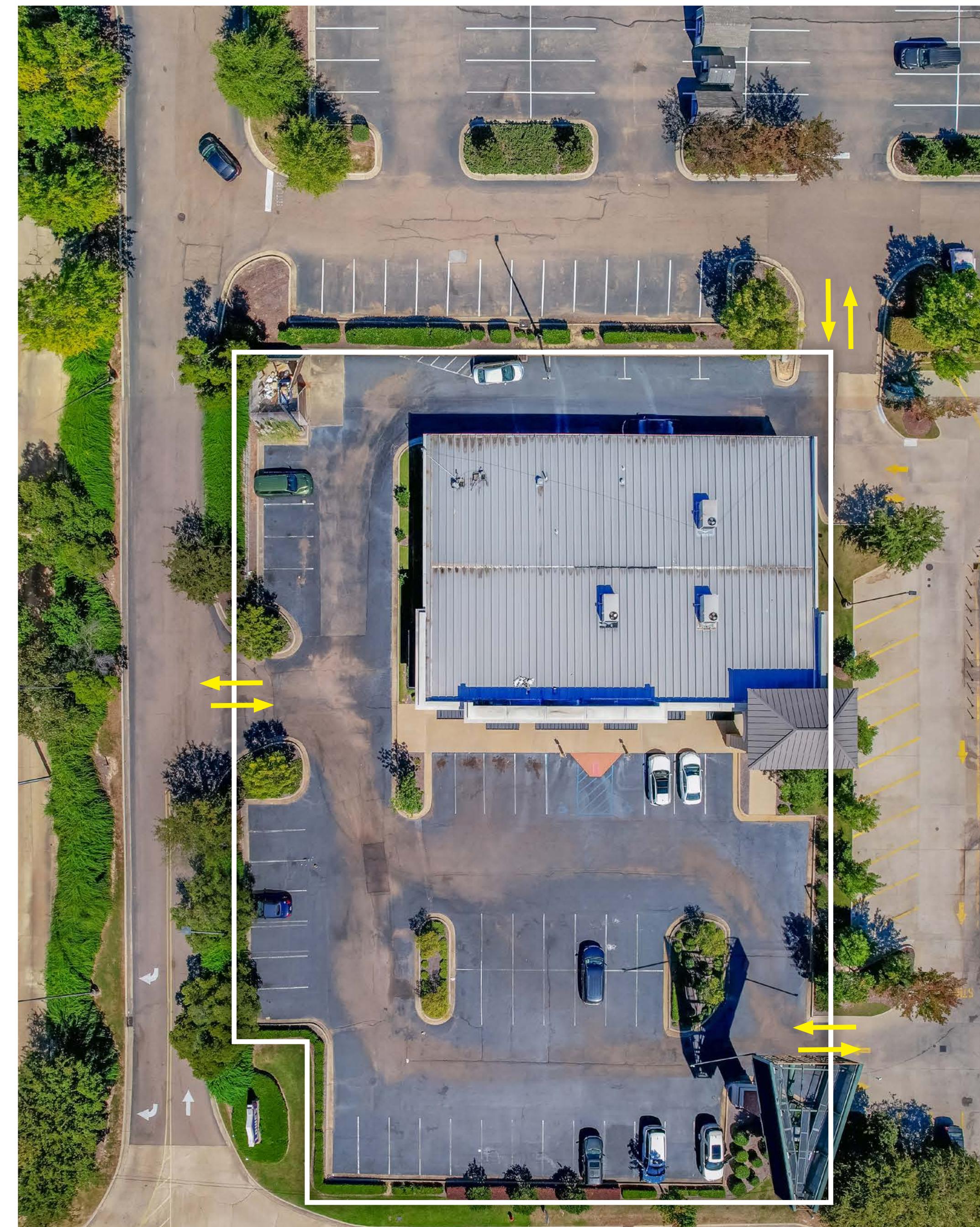
In Association with ParaSell, Inc. | A Licensed Mississippi Broker #23372



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.





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



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



MEN'S WEARHOUSE



E. COUNTY LINE RD. - ± 31,000 VPD



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

SILLY BILLY'S LLC

MEDWORX
HOME MEDICAL SUPPLIES LLC

ELITE
PHYSICAL THERAPY

BEYOND THERAPY
Physical Therapy & Wellness Center

MDHS
MISSISSIPPI DEPARTMENT OF HUMAN SERVICES

GameStop
GEICO
ups

THE HONEY BAKED
HAMS

verizon

Raising Cane's
CHICKEN FINGERS

Chick-fil-A

SHOE STATION

Burlington

LOWE'S

920
East County Line Road

AdvanceAmerica

Staffmark

ROOM BY ROOM
furniture

E. COUNTY LINE RD. - ± 31,000 VPD

DEMOGRAPHICS

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

	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

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)

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