

NAI Saig Company

Top of the Sipp

0 Snowden Ln, Southaven, MS 38672



Retail For Lease in Southaven, MS

Presented By:

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Top of the Sipp | Retail Space for Lease

Presented by NAI Saig Company, Top of the Sipp is a premier mixed-use development by SMJ Enterprises, located in the heart of Southaven.

Designed with community at its core, Top of the Sipp brings together daily shopping, dining, employment, and recreational opportunities—all within convenient walking distance. The development blends thoughtfully with the surrounding architectural character, offering a timeless aesthetic that honors the past while embracing the future.

Positioned in one of the area's most vibrant and rapidly growing corridors, Top of the Sipp is surrounded by nationally recognized music venues, sports facilities, established neighborhoods, schools, and community gathering spaces. It's a place where people can truly live, work, stay, and play.



Now Leasing Retail Space

- Join a dynamic, high-growth environment and position your business at the center of it all
- Approximately 35,000 SF available
- Flexible leasing options to accommodate a variety of users and space needs
- Ideal for retail, service, or office





Top of the Sipp

Positioned in one of the fastest-growing submarkets in Southaven, the area surrounding the Top of the Sipp offers retailers a rare combination of strong demographics, consistent growth, and built-in traffic drivers. With more than 84,000 residents within a 5-mile radius and average household incomes exceeding \$90,000 in the core trade area, this market delivers both density and purchasing power.

The amphitheater, along with nearby Snowden Grove Park, draws significant regional traffic year-round, with thousands of visitors traveling to the area for concerts, baseball tournaments, and soccer tournaments—creating a steady influx of consumers beyond the local population. Located just 25 minutes from Memphis, the site benefits from direct access to a major metropolitan market while maintaining strong suburban growth dynamics. Combined with a 20–25 minute average commute time and continued residential expansion, this location is ideally positioned for service-oriented users, experiential concepts, and national retailers seeking to capture both local and regional demand.

Demographics

POPULATION

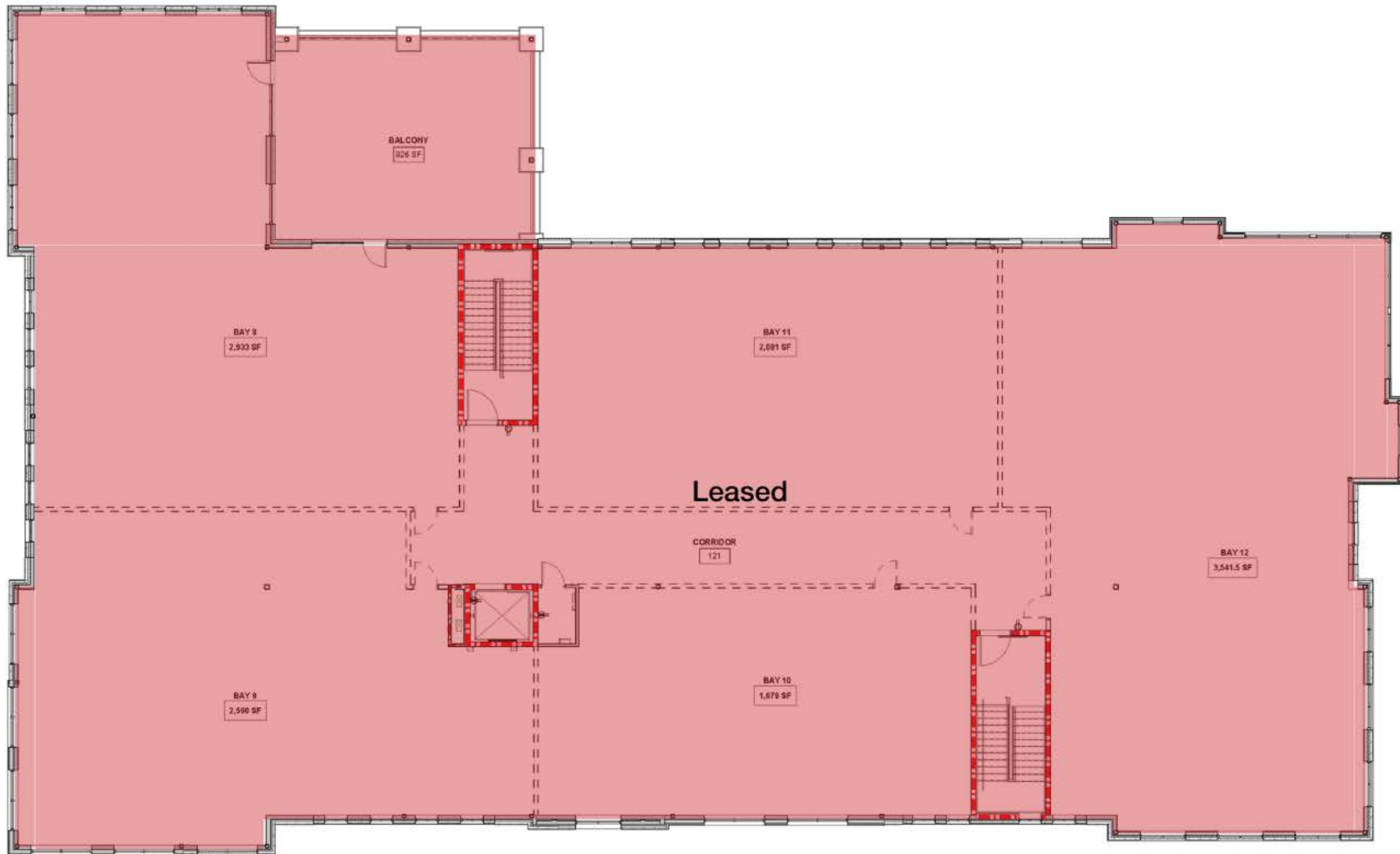
	1 MILE	3 MILES	5 MILES
Total Population	3,589	36,160	84,236
Average Age	46	41	38
Gender (Male)	1,875	14,715	34,132
Gender (Female)	1,717	16,207	38,963

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,200	13,900	32,400
Average Travel Time	29	27	26
Average HH Income	\$112,805	\$106,338	\$91,125



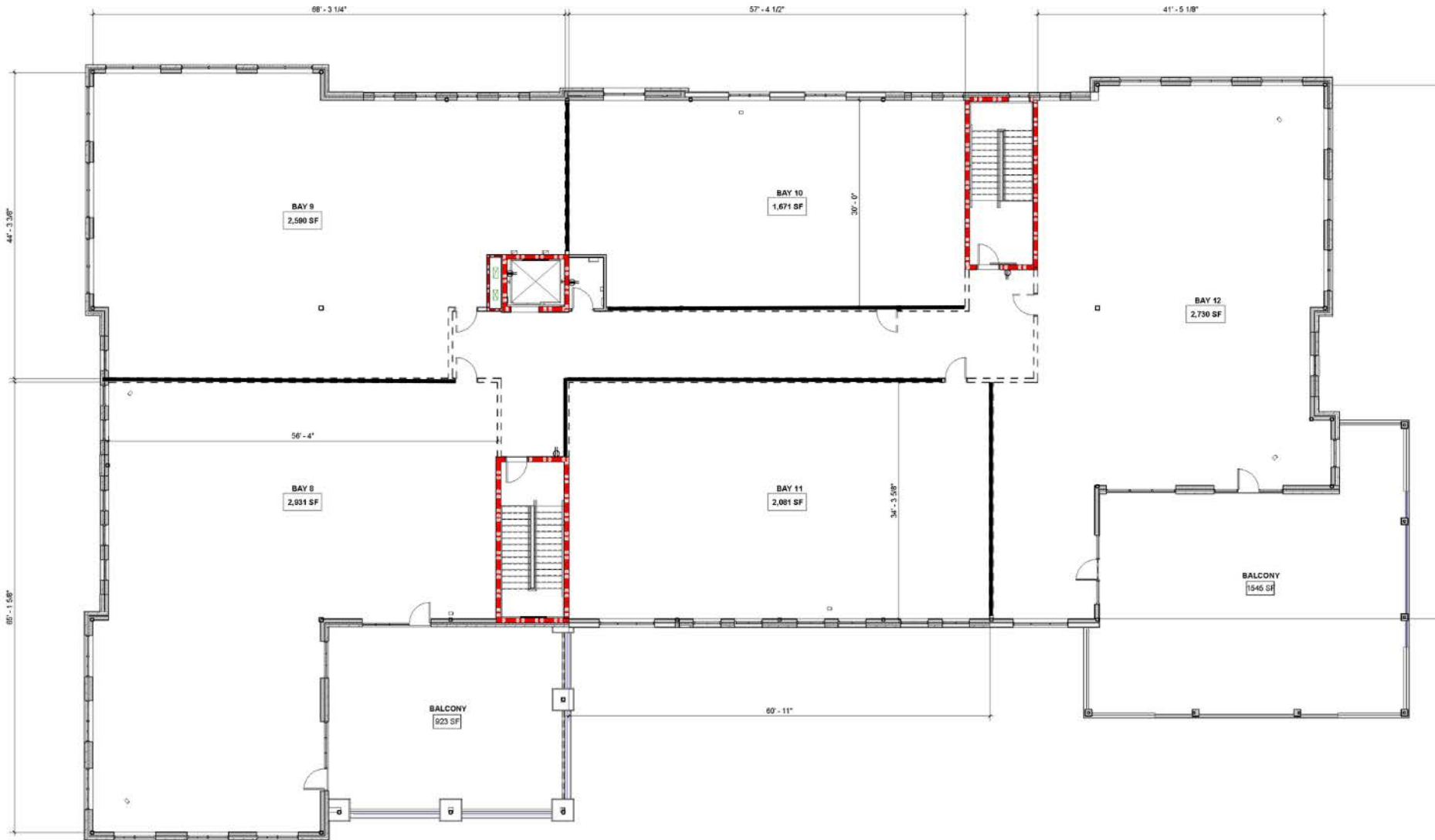
1 FLOOR PLAN - FIRST FLOOR
1/8" = 1'-0"



1 FLOOR PLAN - SECOND FLOOR
1/8" = 1'-0"



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For More Information:

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