

THE COMMONS IV *AT OXFORD COMMONS*

Located at the Corner of
Sisk Ave & Commonwealth Blvd
Oxford, Mississippi

COMMERCIAL RETAIL | OFFICE SPACE
NOW LEASING

GILL
PROPERTIES

6815 Poplar Ave., Suite 110
Germantown, TN 38138
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THE COMMONS | PHASE IV

Sisk Avenue & Commonwealth Blvd



THE PEARL AT OXFORD COMMONS
University of MS Sorority Housing

**AVAILABLE
BUILDING D**

Second Floor | 4,590 sf

COMMONWEALTH BLVD

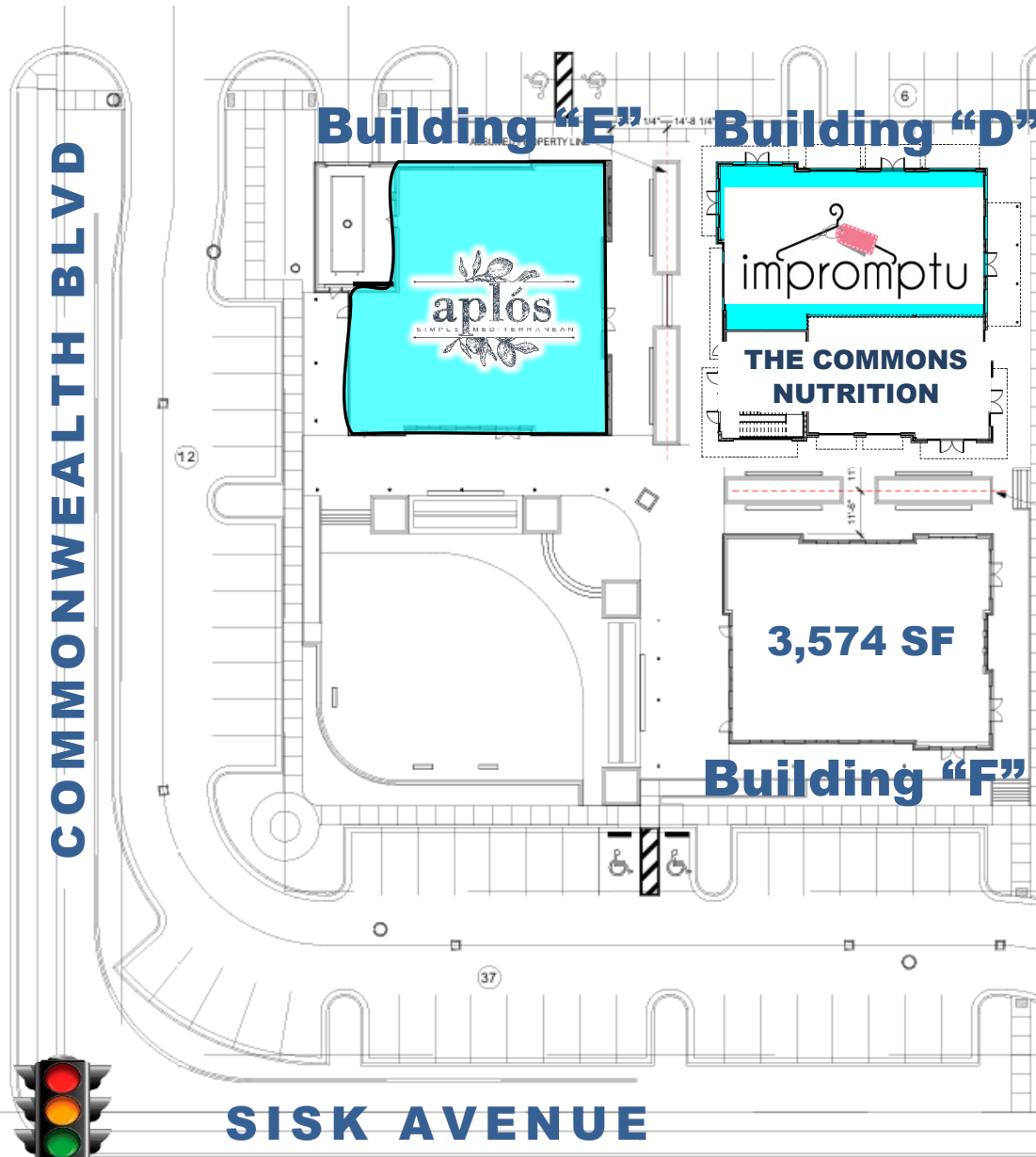
**NOW LEASING
BUILDING F**

3,574 SF | One Level
Can be Sub-divided



SISK AVENUE

SITE OVERVIEW



BUILDING D

- Two Floors | Balcony
- **LEASED** Ground Floor Retail
 - IMPROMPTU
 - THE COMMONS NUTRITION

AVAILABLE

4,590 SF | 2ND FLOOR | **BUILD TO SUIT**

BUILDING E

- **LEASED** | Apolos Mediterranean Restaurant

BUILDING F | AVAILABLE

- 3,574 SF
- One Level | **BUILT TO SUIT**

*NNN est. \$7.75 PSF

*Signage TBD



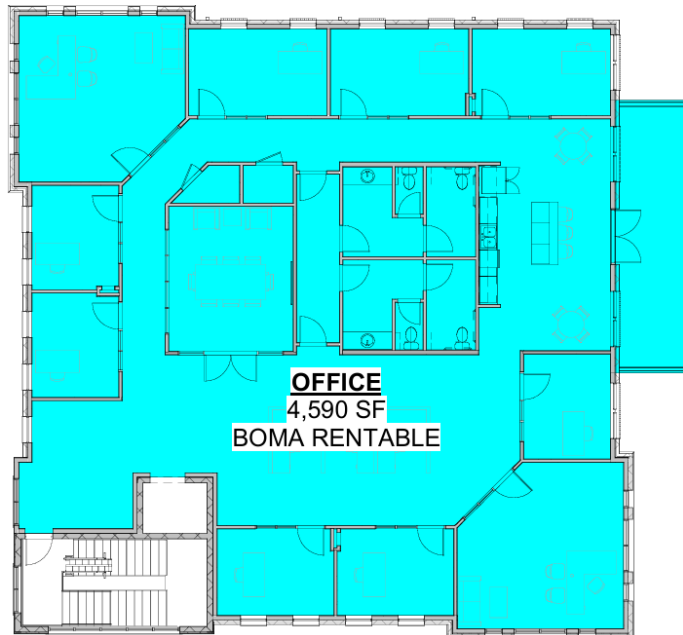
BUILDING D | SECOND FLOOR



**NOW
LEASING**

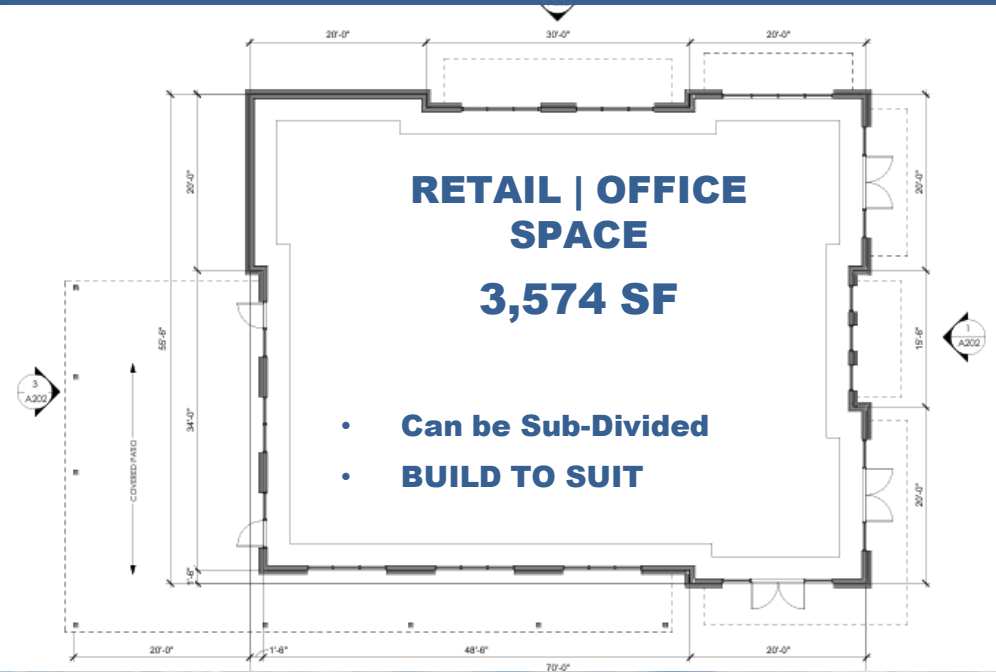
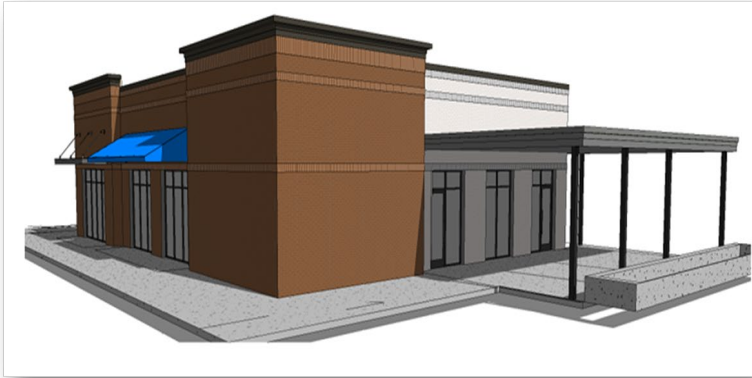
**LEVEL 2 | 4,590 SF
\$35 PSF + NNN**

- **Three Optional Floor Plans**
- **Can be sub-divided**



BUILDING F | ONE LEVEL FLOOR PLAN

NOW LEASING



AREA LAYOUT



OXFORD COMMONS



The Commons
Phase I - IV

HWY 30: AADT: 13,000 +

The Ruby
Apartments

The Pearl
at Oxford
Commons

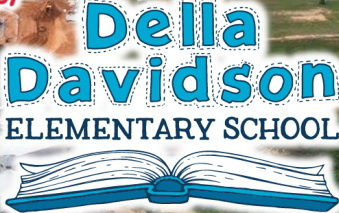
The
Terrace



HWY 7: 20,000+ AADT



SISK AVENUE



SISK AVENUE



COMMONWEALTH BLVD

The Park

The
Magnolia at Oxford
Commons

The
Crossing at Oxford
Commons



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

AVERAGE 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.

TRADE AREA



Lafayette County
MISSISSIPPI

POPULATION	587,131
HOUSEHOLDS	237,992
AVERAGE INCOME	\$105,986



THE UNIVERSITY of
MISSISSIPPI



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



THE SQUARE
OXFORD, MISSISSIPPI



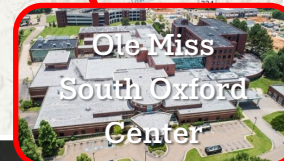
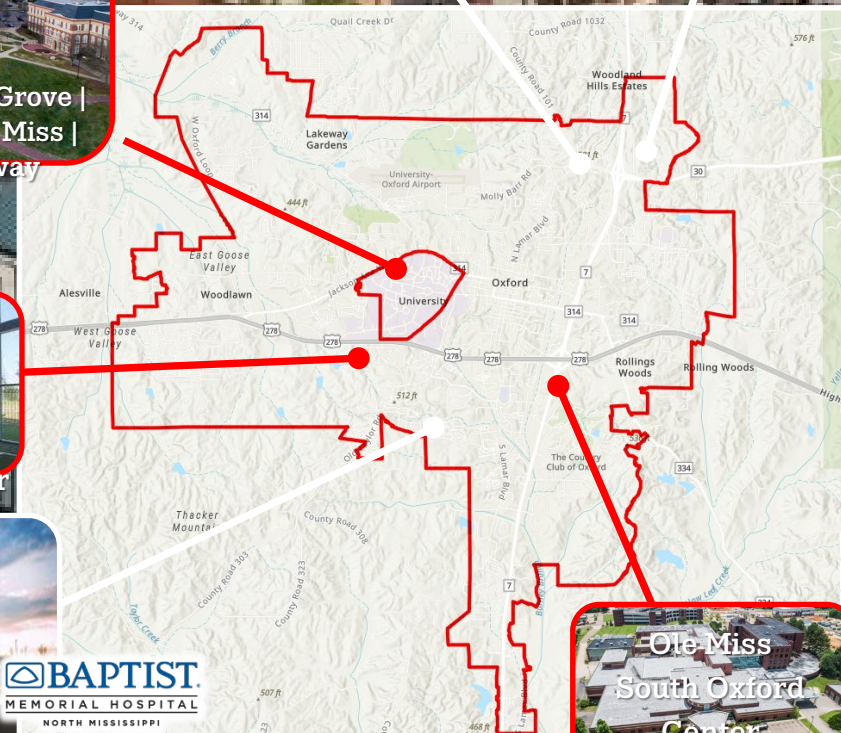
OXFORD COMMONS



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



#10 Best Small City for Football Fans

TRAVEL+
LEISURE

#1 Best Small Town

#19 Best Weekend Getaways in the South

#2 Best College Town in the US



"The Best Places to Live in Mississippi"



OXFORD COMMONS

JUNE 2026 PROGRESS



FOR MORE INFORMATION:



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