

# FOR SALE or LEASE

## 242 Highway 51, Ridgeland, MS 39157



- Located on Hwy 51, just east of Ridgewood Rd.
- 2.657 acres of land with Building A containing 18,485 SF heated and cooled, Structure B is an open air building offering 26 covered parking spaces, Building C contains 2,780 SF and Building D holds 5,751 SF of which 2,176 SF is refrigerated/freezer area
- Building A was completely remodeled and renovated in 2005, it is designed for retail with a new front façade and wood/metal exterior walls. The interior is mainly open space with new central air & heat, new sheetrock and covered walls, new stained floors and partitions. There is a 2,500 SF second floor, a separate 2-story interior office building, large restrooms, and a large conference room with kitchen and fireplace.



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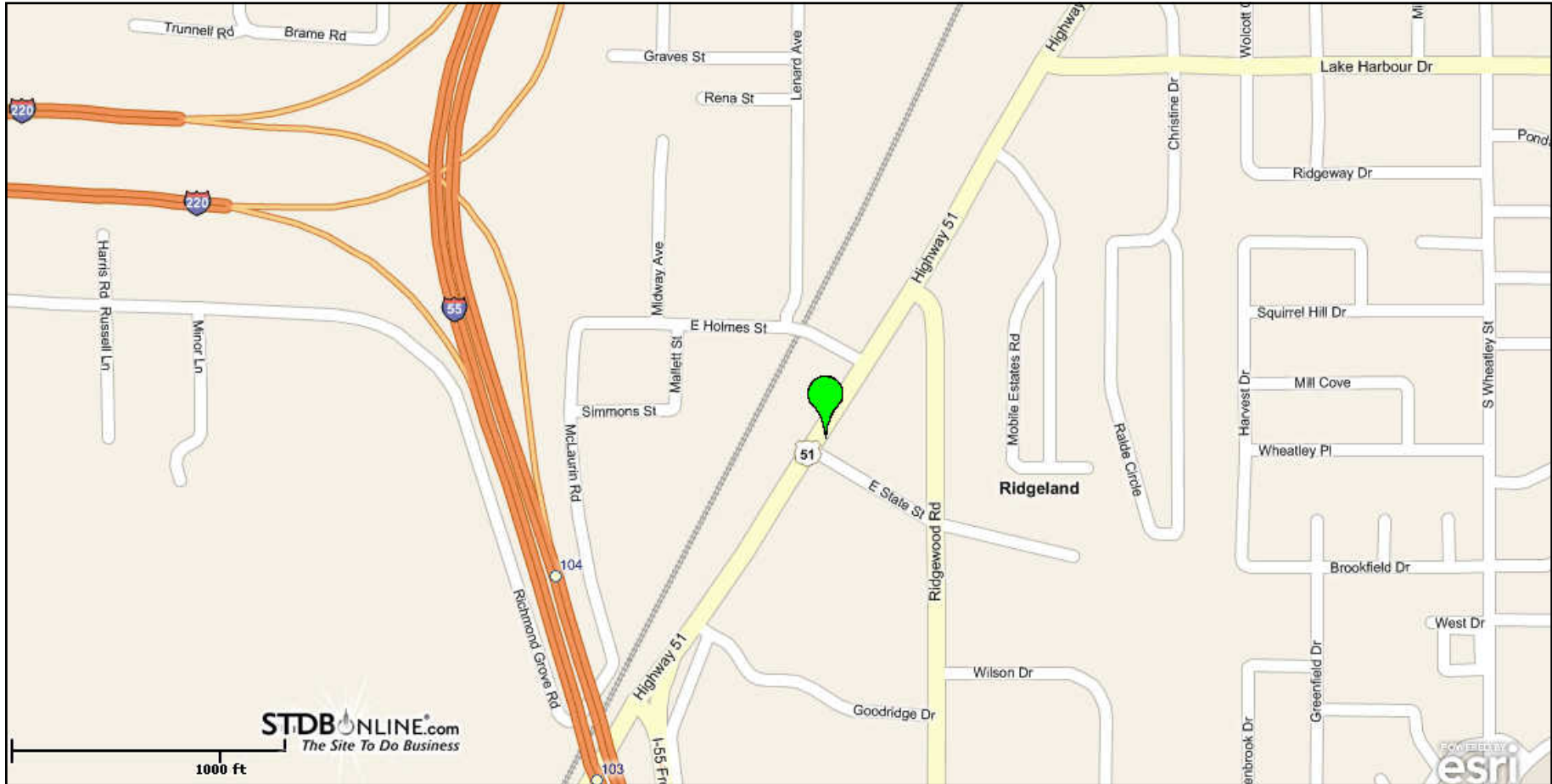


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<b>DEMOGRAPHIC INFORMATION</b>		
<b>Radius</b>	<b>Population</b>	<b>Avg. HH Income</b>
1 mile	4,800	\$57,882
3 mile	51,585	\$66,176
5 mile	100,789	\$71,866

**TRAFFIC COUNTS**  
 Hwy 51 - 30,000 ADT

**MAJOR SHOPPING CENTERS  
 WITHIN DEMOGRAPHIC  
RADIUS**  
 Northpark  
 Renaissance  
 Ridgewood Court



# Renaissance Shopping Center



A grid of logos for various brands located at Renaissance Shopping Center. The logos include: Apple, Hyatt Place, The Fresh Market, J.Crew, Five Guys, Anthropologie, P.F. Chang's, White House, and Black Market. Below the grid, the text "Located at Renaissance" is displayed.

