

For Lease

NAUCR Properties



200-389 Ridge Way, Flowood, MS 39232
Lakeland Commons

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For Lease

Lakeland Commons



PROPERTY DESCRIPTION

Lakeland Commons is the premier retail power center destination in the Jackson metropolitan area, offering a rare combination of junior box and small in-line vacancies ready for immediate occupancy. Anchored by Ross, Shoe Station, and Newk's — and shadow anchored by Lowe's, Hobby Lobby, and Kohl's — the center commands one of the strongest anchor line-ups in the market.

The property sits at the heart of the Lakeland Drive retail corridor, a dominant retail destination encompassing over 1.8 million square feet of synergistic, nationally anchored shopping centers that consistently draw consumers from across the metro area. Lakeland Commons offers tenants unmatched visibility and connectivity to a broad and affluent trade area by its location at the hard corner of Lakeland Drive and Old Fannin Road, which provides upwards of 76,000 VPD and helps contribute to more than 5.4 million annual visitors to the center.

Junior box and small in-line suites are available now and ready for immediate occupancy — offering incoming tenants a turnkey opportunity to join one of Mississippi's most productive retail addresses.

PROPERTY HIGHLIGHTS

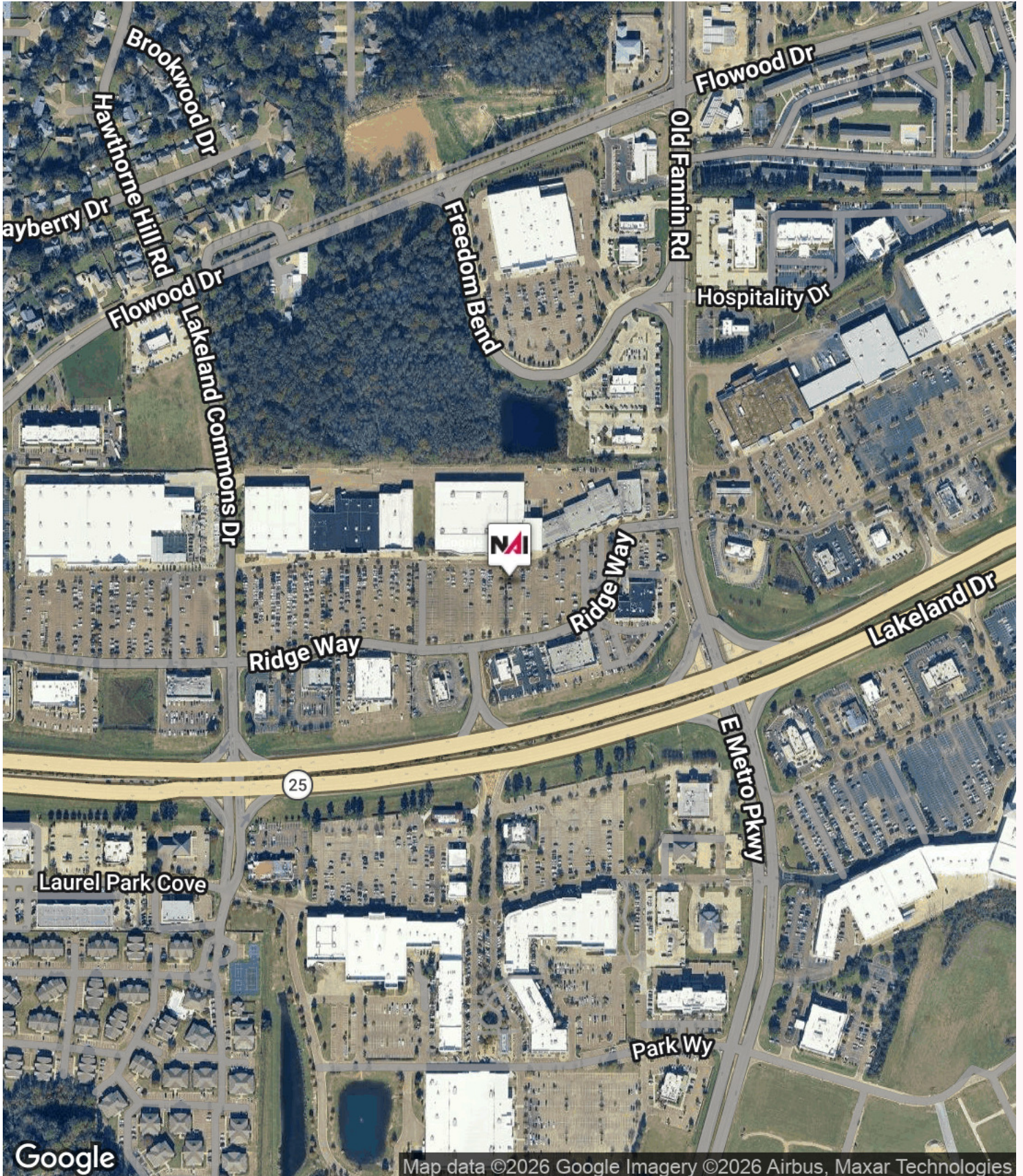
- #1 most visited shopping center in Jackson MSA (Placer.ai)
- Shadow anchored by a top performing Lowe's, Kohl's and Hobby Lobby.
- Ideal merchandising mix to support diverse customer base.

OFFERING SUMMARY

Lease Rate:	\$24 - 34 SF/yr (NNN)
Available Suites:	1,486-2986 SF ; 2704 SF ; 5,879 SF
Lot Size:	9.75 Acres
Building Size:	107,749 SF
Parking:	5 per 1,000 (573 total)
Access:	Lakeland Dr. & Old Fannin Rd.

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#1 MOST VISITED SHOPPING CENTER IN JACKSON #3 IN MISSISSIPPI



1M Visits

#1 of 24 in State

96% Nationwide

Tenant Owned
Real Estate



364K Visits

#3 of 5 in State

26% Nationwide

Tenant Owned
Real Estate



716K Visits

#1 of 12 in State

98% Nationwide

Owned by
Agree Realty



501K Visits

#3 of 12 in State

82% Nationwide

Subject
Property



208K Visits

#1 of 5 in State

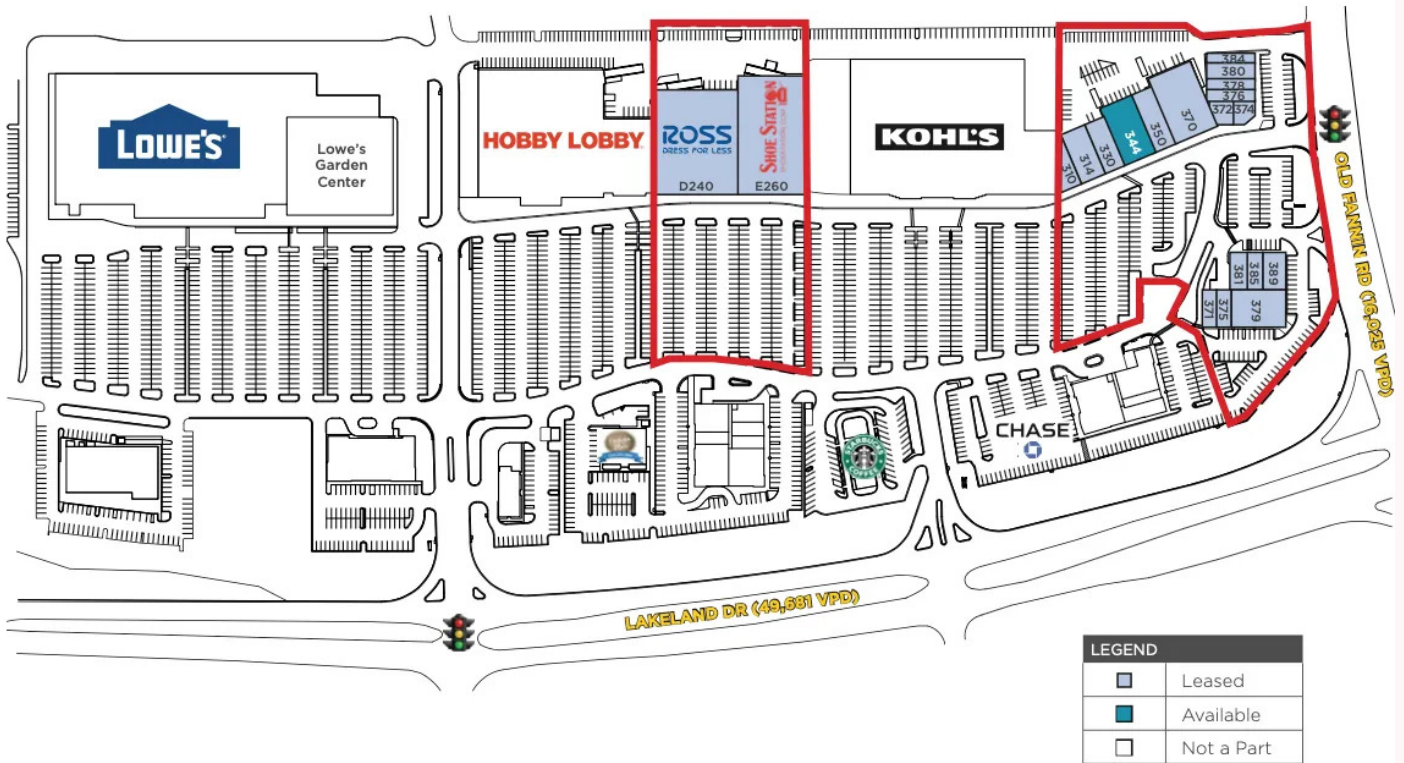
81% Nationwide

Subject
Property

Source: Placer.ai

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LEASE INFORMATION

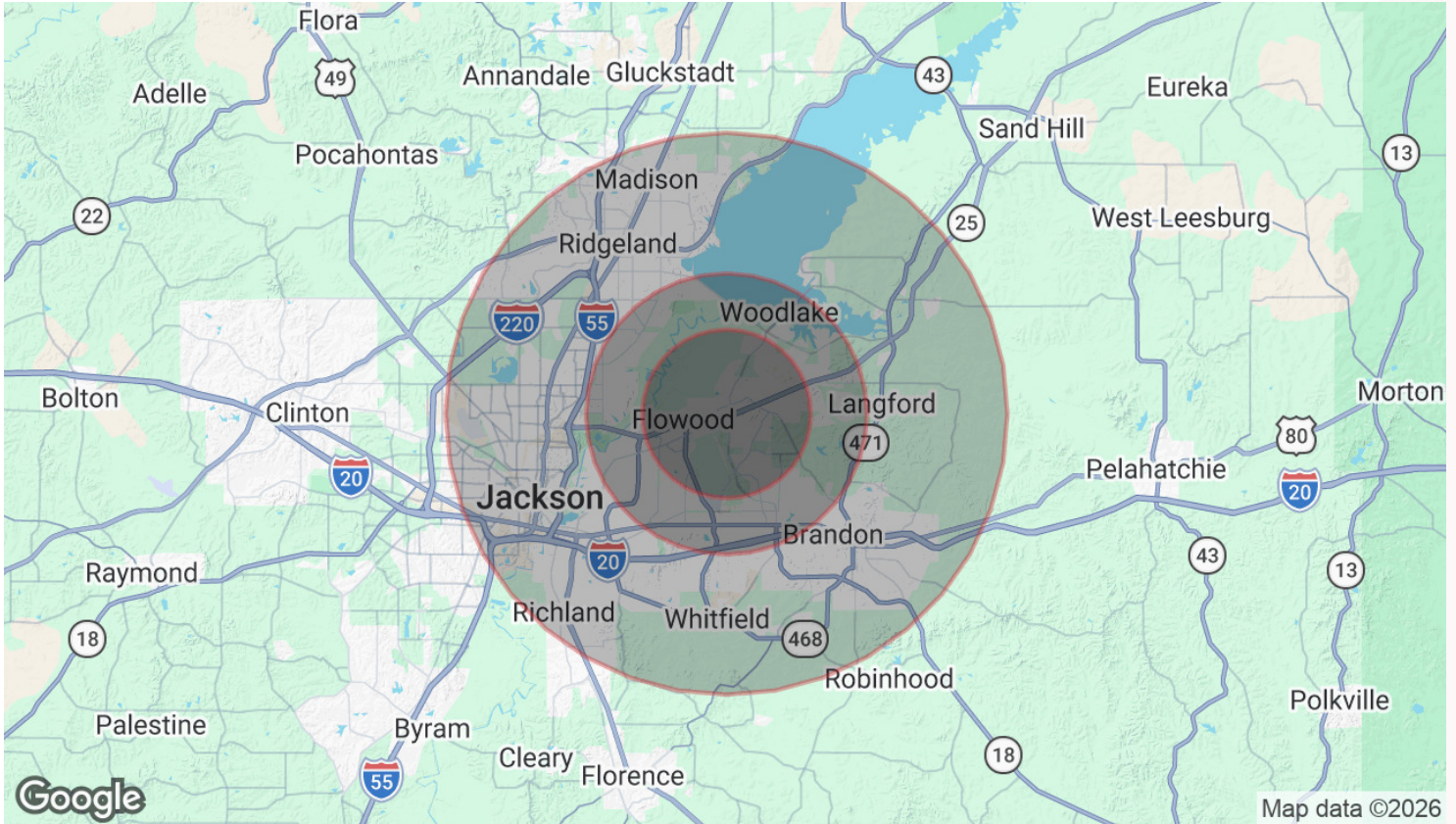
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,486 - 5,879 SF	Lease Rate:	\$24 - \$34 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
G344	Available	5,879 SF	NNN	\$24.00 SF/yr	-
J376	Available	1,500 SF	NNN	\$34.00 SF/yr	Available within 90 days. Can be combined for approximately 2,986 SF.
J378	Available	1,486 SF	NNN	\$34.00 SF/yr	Available within 90 days. Can be combined for approximately 2,986 SF.
K389	Available	2,704 SF	NNN	\$32.00 SF/yr	Former bank branch.

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POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

3 MILES

19,992

39.1

38.6

40.7

5 MILES

75,974

39.3

38.0

41.4

10 MILES

248,206

38.5

37.4

39.6

HOUSEHOLDS & INCOME

Total Households

of Persons per HH

Average HH Income

Average House Value

3 MILES

8,270

2.4

\$110,807

\$289,865

5 MILES

31,390

2.4

\$104,158

\$267,582

10 MILES

99,603

2.5

\$90,572

\$249,797

2023 American Community Survey (ACS)