

RETAIL PROPERTY FOR SALE

THE RANGE BY JIMMY PRIMOS - GLUCKSTADT, MS

112 Dees Drive, Madison, MS
39110

Jon-David Johnson, CCIM

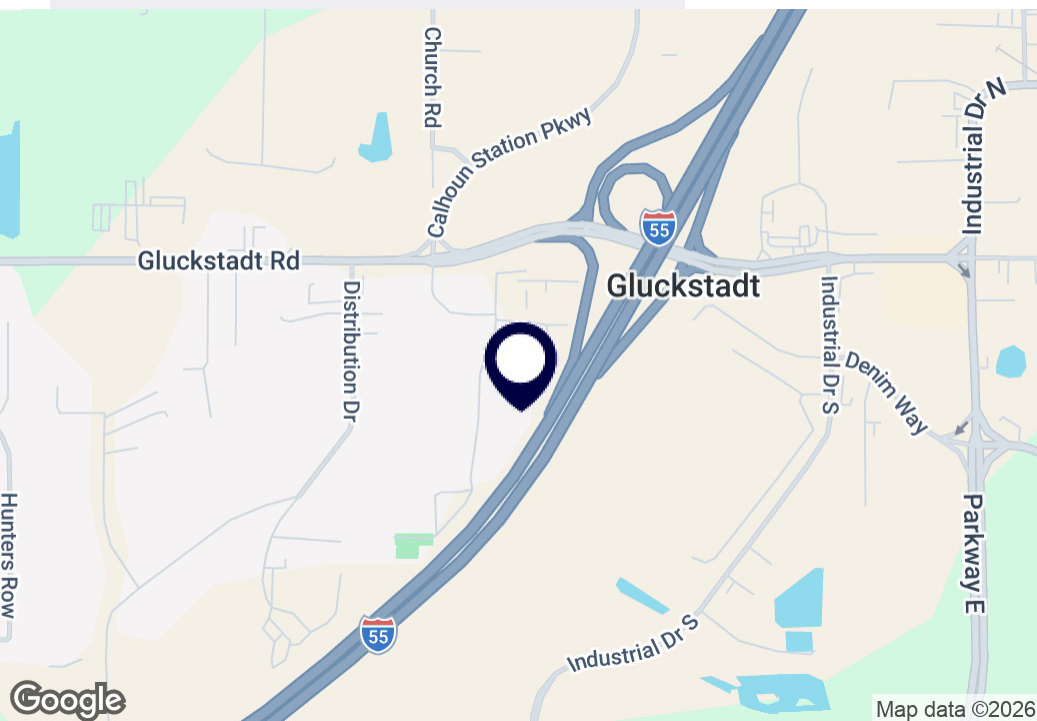
Owner Broker
601.707.5555
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164 Watford Parkway Drive, Canton, MS 39046
601.707.5555
jdjcre.com



THE RANGE BY JIMMY PRIMOS



LOCATION DESCRIPTION

The subject property is strategically located in the thriving community of Gluckstadt, MS, one of Mississippi's fastest-growing areas just North of Madison. Situated at 112 Dees Drive. This asset offers excellent visibility with strong I-55 frontage and convenient access to major regional corridors. The location provides seamless connectivity throughout the Jackson Metropolitan Area, including Ridgeland, Madison, and Canton, making it an ideal site for commercial users seeking accessibility, visibility, and proximity to a rapidly expanding trade area.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	1.91 Acres
Building Size:	12,000 SF

THE RANGE BY JIMMY PRIMOS



PROPERTY DESCRIPTION

Welcome to The Range by Jimmy Primos, a premier $\pm 12,000$ SF turnkey facility situated on ± 1.91 acres in the heart of Gluckstadt's high-growth commercial corridor- offering unmatched visibility, regional accessibility, and strong brand recognition.

This well-maintained purpose-built facility features two bays with a total of 11 (75 ft) state-of-the-art climate controlled indoor shooting lanes accommodating firearms up to .300 WIN MAG. The Range is a professionally engineered facility with advanced HVAC filtration & high-end capacity ventilation systems to ensure optimal air quality. It Includes a Meggitt automatic target retrieval system enabling hands-free control of distance/speed for precision shooting and bullet containment. From polished concrete floors to custom steel reinforced shooting lanes, The Range facility offers premium materials, modern finishes, and robust mechanical systems designed for long-term heavy-duty use. Every square foot reflects attention to safety, sound mitigation, and efficiency.

Entering into an inviting ($\pm 3,000$ SF) retail showroom area fully outfitted with top firearm brands, sporting goods, and specialty retail, the layout features an open floor plan with dedicated zones for diverse inventory, along with custom built displays and showcases. In-store is a full-service gunsmithing department. The Range also has a multipurpose private room for training/classroom or private events. There is also a private access to a dedicated shipping and receiving area. Upstairs overlooking the main gallery features multiple office suites, and a conference/breakroom, all enhanced functionality to support overall facility integration.

A true flagship for firearms, this iconic destination blends craftsmanship, heritage, in a one-of-a-kind commercial offering. This is a rare opportunity to acquire a high spec asset all backed by a trusted established brand. Whether continuing the legacy of Jimmy Primos or ready for its next chapter, this property offers an unmatched foundation.

Contact Chad Doiron 601.260.0335 for more information or schedule a private tour.

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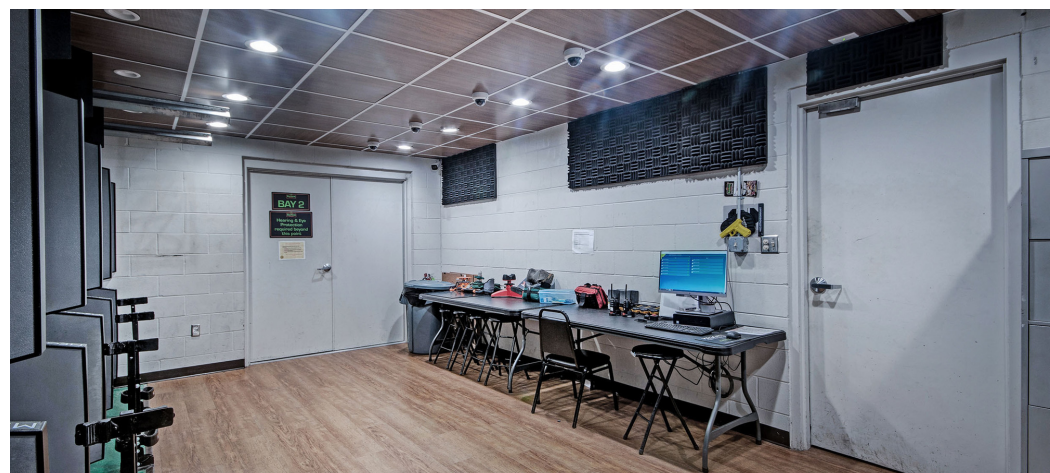
PROPERTY HIGHLIGHTS

- Zoned C2
- ±12,000 SF freestanding building situated on ±1.91 acres
- Offered Turnkey - Option to retain business operations or repurpose for related commercial use
- Built in 2019 - This facility was designed with the ability to expand the retail space
- Impeccable brand value, reputation identity and strong customer base loyalty
- Revenue diversification and platform to capture future growth
- First-class construction and design, operational infrastructure
- Climate controlled throughout facility with top-tier ventilation
- Designed for premium customer experience with exceptional quality and comfort
- Close proximity to Amazon AWS Data Center, Amazon Fulfillment, C Spire HQ, Butler Snow, other regional HQs.
- Surrounded by dense residential growth, and upscale demographics making it a destination for shopping/recreation
- Flexible Usage: Investors seeking immediate income, entrepreneurial ownership, gun range franchise groups, government operator
- Ample parking with easy ingress/egress
- Location advantage site
- Class 3 Dealer and 07 SOT license
- +/- 500 memberships
- Annual contracts with state and local law enforcement agencies
- Annual contracts with local church security teams

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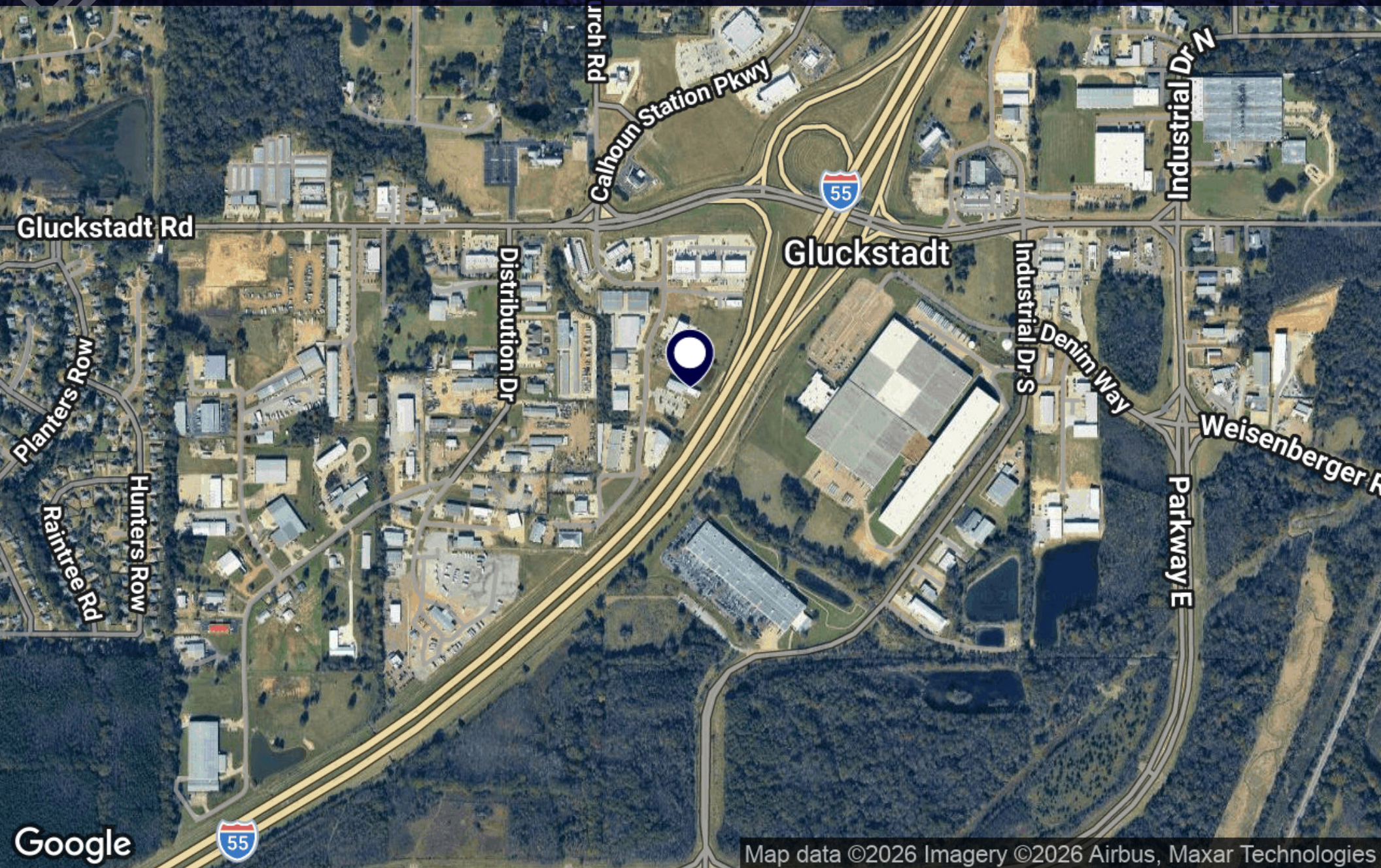
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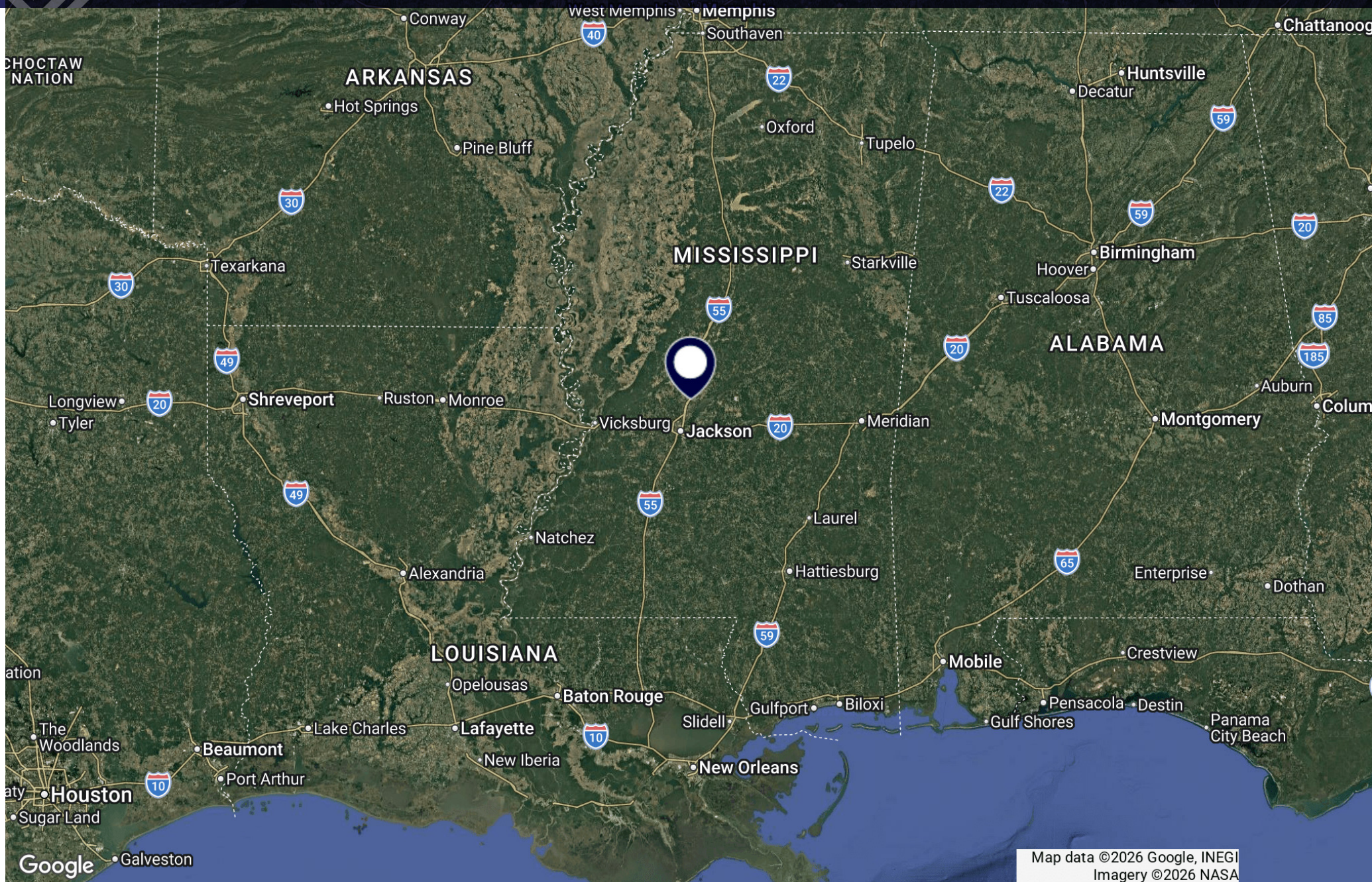
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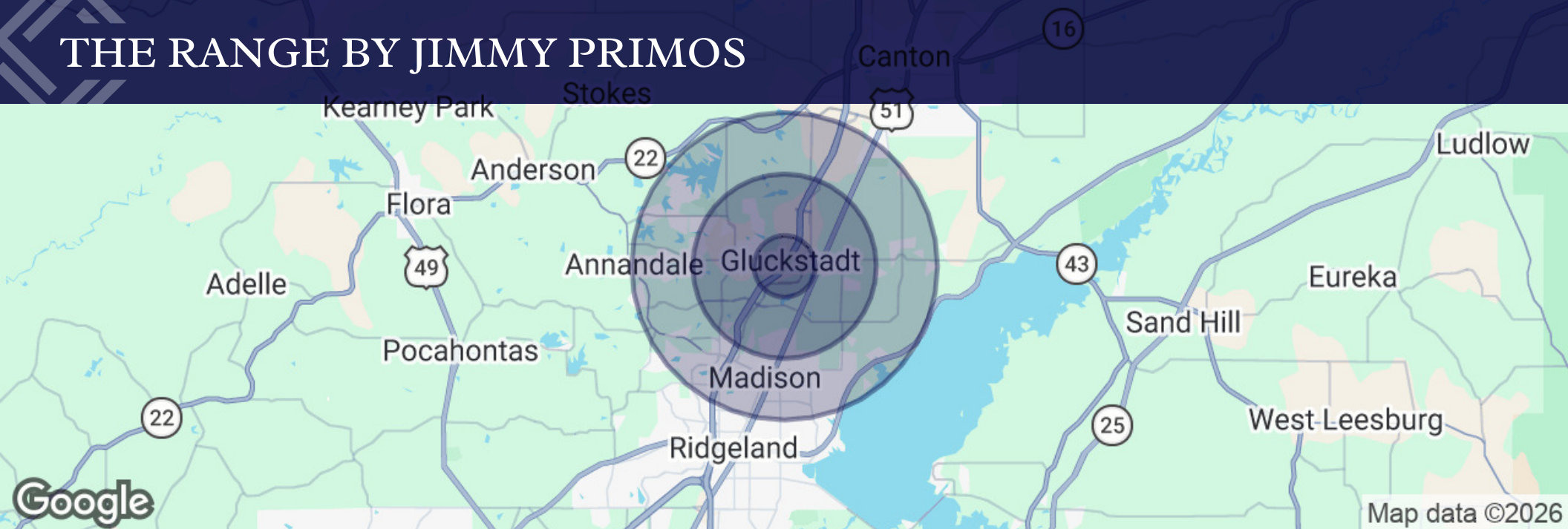
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,060	15,128	42,183
Average Age	39.3	37.6	39.7
Average Age (Male)	37.4	38.2	39.2
Average Age (Female)	41.0	37.7	40.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	415	5,878	15,737
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$149,995	\$137,550	\$153,593
Average House Value	\$370,899	\$335,219	\$355,957

TRAFFIC COUNTS

	1 MILE	3 MILES	5 MILES
+/- 68,000 VPD	/day		

2023 American Community Survey (ACS)



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JON-DAVID JOHNSON, CCIM

Owner Broker

jd@jdjcre.com

Direct: **601.707.5555** | Cell: **601.624.7288**

PROFESSIONAL BACKGROUND

Jon-David began his commercial real estate career in 2006 and in 2010 formed “JDJ Realty” where he is currently the principal broker. Throughout his career Jon-David has gained experience as a broker and investor in industrial properties, self-storage, office buildings, retail, commercial development land, multi-family properties, mobile home communities and 1031 exchange transactions. Jon-David is an active member of the Mississippi Commercial Association of Realtors (MCAR) serving as its 2024 President, IREM and CCIM.

MEMBERSHIPS

MCAR - Mississippi Commercial Association of Realtors (2024 President)

CCIM - Certified Commercial Investment Member (2020 Designee)

IREM - Institute of Real Estate Management

ICSC - International Council of Shopping Centers

JDJ Realty

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