

Executive Summary

For Lease

Crossgates Landing - Phase III



Property Summary

Available SF: 1,100 - 6,600 SF

Lease Rate: \$13.50 SF/yr (NNN)

Building Size: 6,600 SF

Property Overview

The Crossgates Landing Development is one of the premier shopping center's in Brandon, MS. This is a rare opportunity to lease space in one of the most well occupied retail center's in the area. Current Tenants in the development are: McAlister's Deli, Papa John's, The UPS Store, Abner's World Famous Chicken Tenders, H&R Block, Cup's and Baptist Medical Clinic.

The Landing III Building will be the final phase of the Crossgates Landing Development. The property is 100% Pad Ready with 2/3's of the parking lot already in place.

We have begun Pre-leasing and we are targeting Medical, Office, and Service Oriented Retailers. Landlord will provide a turn key build out for the right established Tenant.

Location Overview

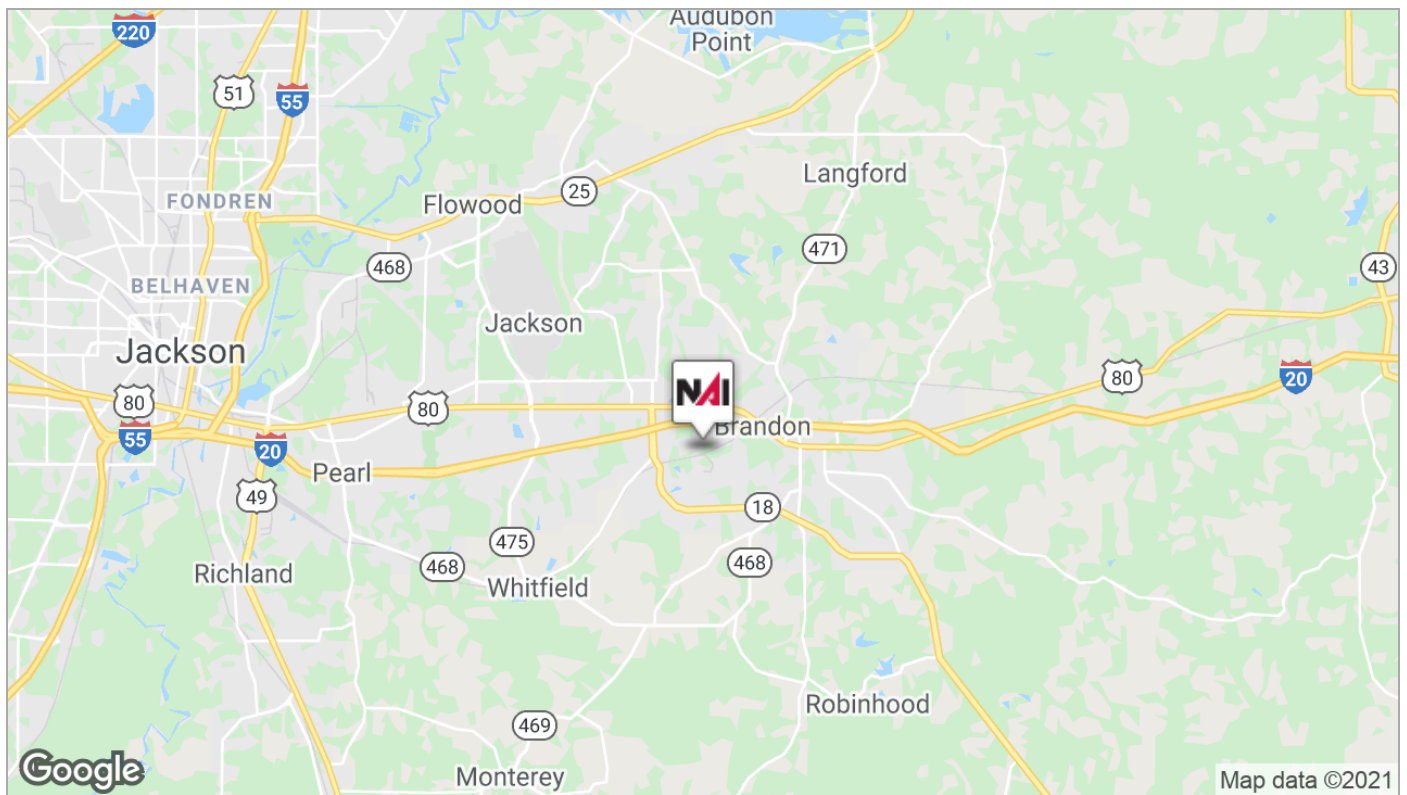
Located off of the I-20 Crossgates Exit on W. Government St. (HWY 80) across from Roger Dabbs Chevrolet.

25,000 Traffic Count on the main thoroughfare in the town of Brandon.

Location Maps

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Additional
Photos

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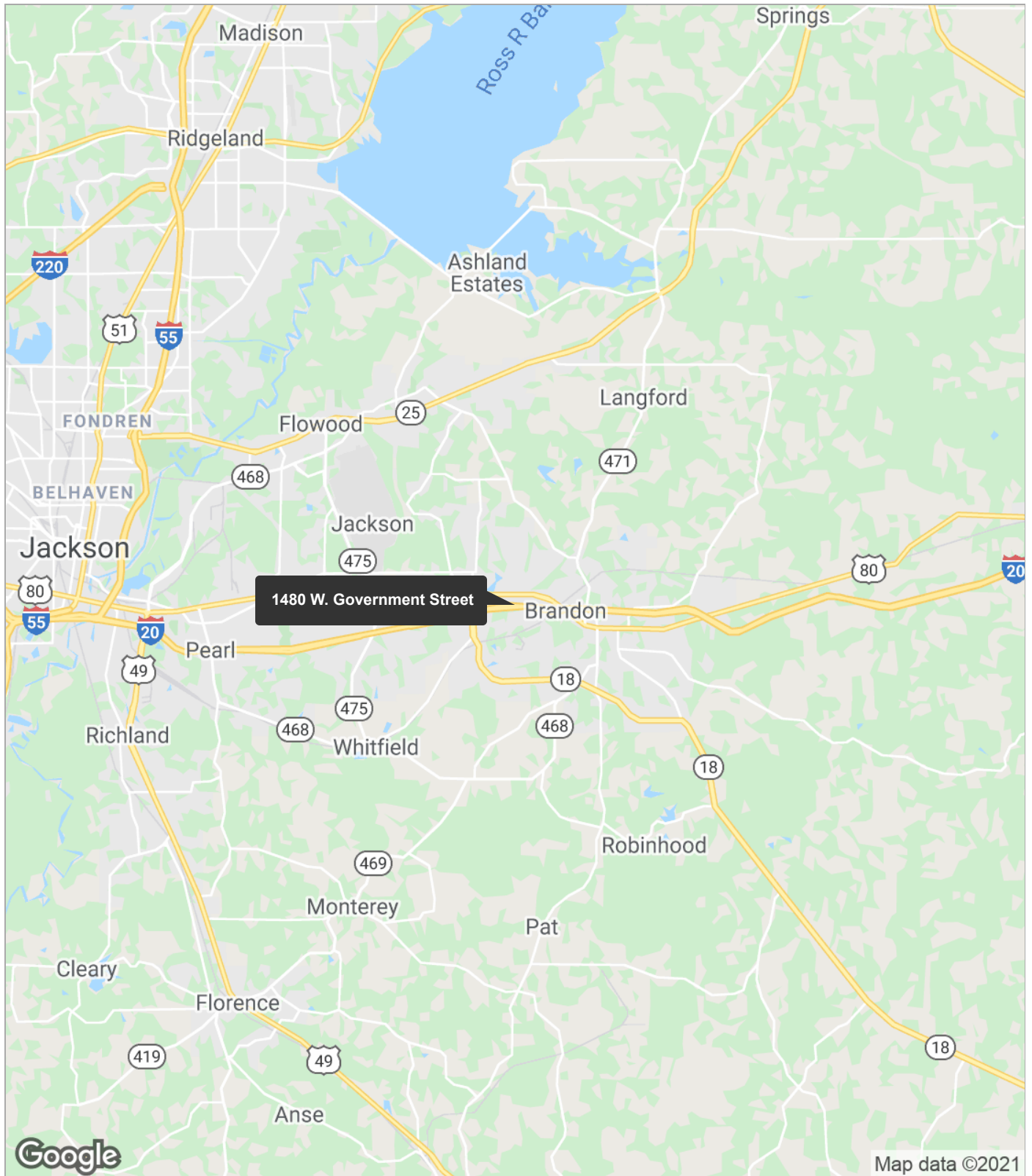
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Regional Map

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Aerial Map

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