

Executive Summary

For Lease

Crossgates Landing - Phase III



Property Summary

Available SF: 1,100 - 6,600 SF

Lease Rate: \$19.75 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.



Additional Photos

For Lease

Crossgates Landing - Phase III



Property Description

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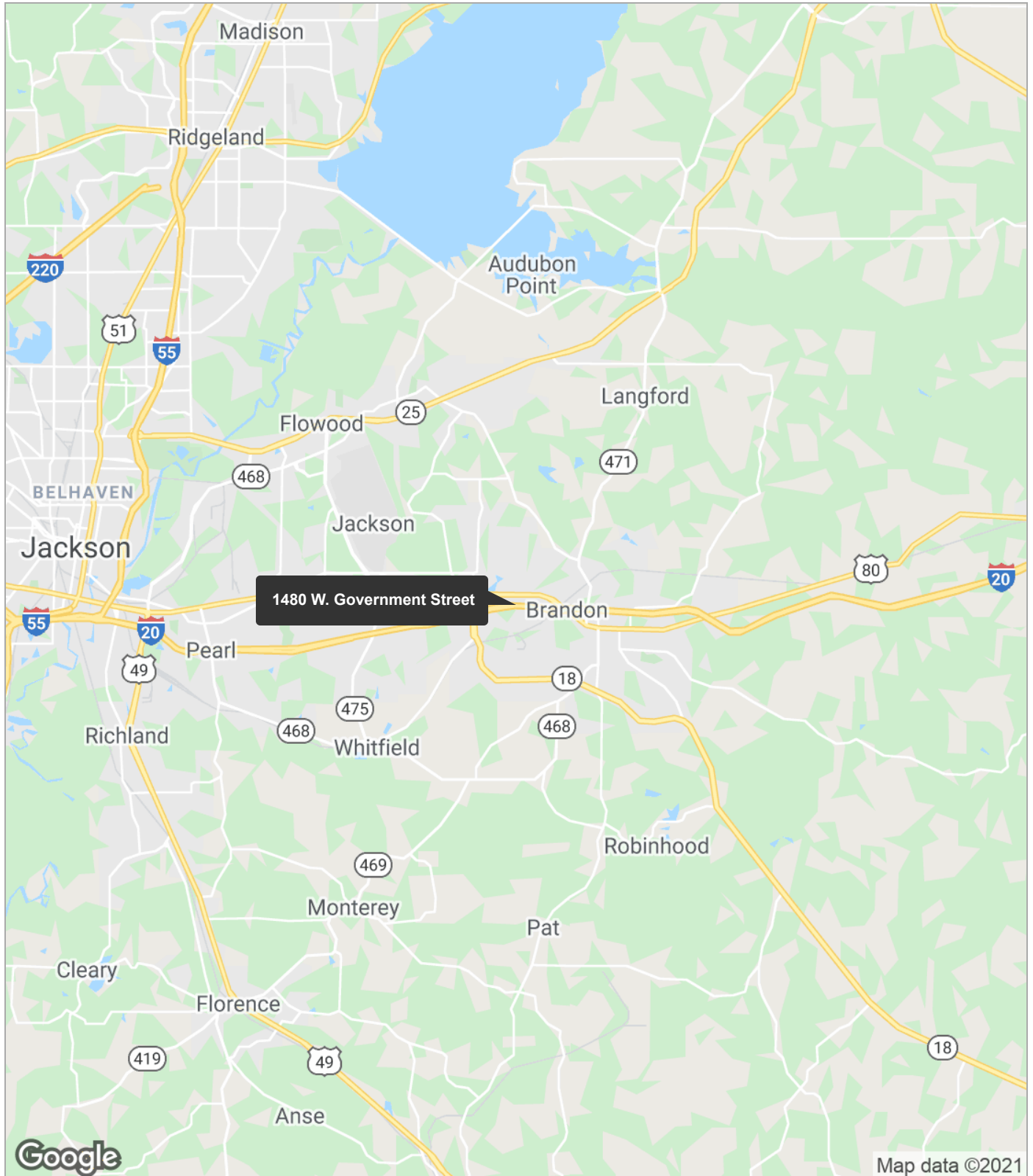
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Regional Map

For Lease

Crossgates Landing - Phase III



Aerial Map

For Lease

Crossgates Landing - Phase III

