

# PRIME RETAIL SPACE ADJACENT TO KOHL'S

Flowood, MS 39232 | 300 Ridge Way | Lakeland Dr & Old Fannin Rd | #785



AVAILABLE SF:  
24,200 SF

FRONTAGE:  
APPROX 98' 0"

ZONING:  
COMMERCIAL

RATES:  
CALL FOR DETAILS

## AREA ANCHORS



- Part of Lakeland Commons, a 465,680 sf power center
- Strategically positioned at the NW corner of Lakeland Drive and Old Fannin Road
- Regional shopping destination for central Mississippi
- Co-Tenants include Lowes, Hobby Lobby, Shoe Station, Ross, Party City

DEMOGRAPHICS	3 MILE	5 MILES	7 MILES	TRAFFIC COUNTS	
2018 POPULATION	16,799	74,984	159,792	Lakeland Dr	47,000 VPD
2018 DAYTIME POPULATION	23,887	77,882	193,265	Old Fannin Rd	16,000 VPD
2018 AVERAGE HH INCOME	\$88,304	\$90,248	\$79,523		
2018 MEDIAN HH INCOME	\$70,630	\$65,907	\$57,069		



FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT(S):  
KATHY DENNIS, CCIM • [kathy.dennis@tscg.com](mailto:kathy.dennis@tscg.com) • 205.776.6708

Demographics: Esri 2018 No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions.





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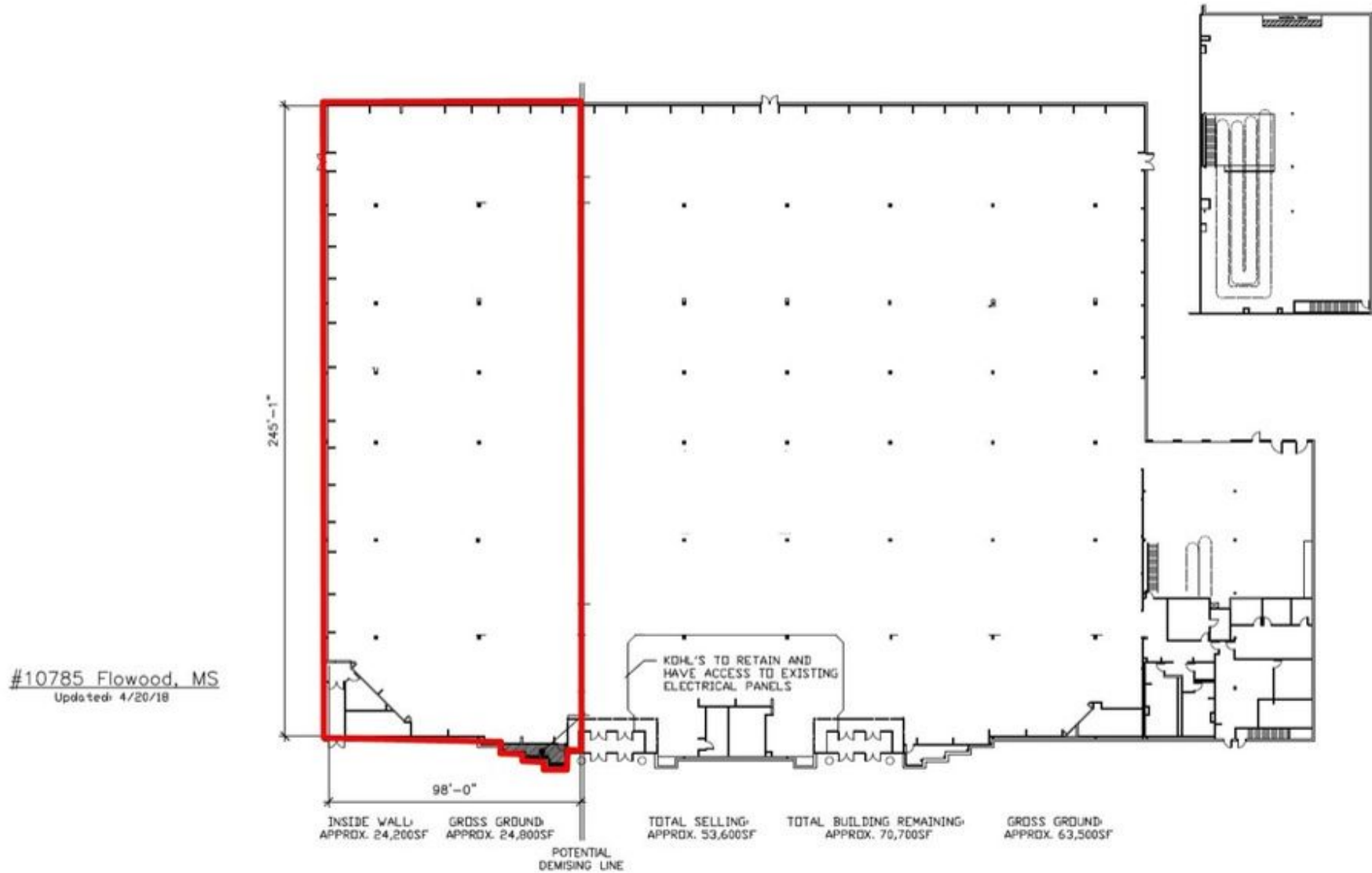
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