



**FOR SALE**

KROGER SHADOW CENTER

121 COLONY CROSSING, MADISON, MS 39110

Overby Commercial • 1808 N State St • Jackson, MS 39202 • 601.366.8511 • [Overby.net](http://Overby.net)



*For More Information:*

**Scott Overby, CCIM** 601.366.8511 [scott@overby.net](mailto:scott@overby.net)

# 121 COLONY CROSSING

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$2,775,000
NOI:	\$204,412.48
Cap Rate:	7.37%
Building Size:	9,786 sf
Lot Size:	1.06 Acres
	46,086 sf
Year Built:	2007
Occupancy:	100%
Zoning:	C-3
Market:	Jackson, MS
Submarket:	Madison, MS
Price / SF:	\$283.57

### PROPERTY OVERVIEW

Once a small farming community, Madison, Mississippi is one of the fastest growing cities in the state and consistently recognized as one of the best places to live by various national publications. This premium location is at the heart of the state's highest household income. The high visibility, corner location is an outparcel of the Colony Crossing center at the intersection of Highway 463 and Highland Colony Parkway.

### PROPERTY HIGHLIGHTS

- Kroger anchored shopping center outparcel
- Well constructed and meticulously maintained property
- Excellent visibility from major roadways
- Signalized access to Highway 463
- Ample parking with deeded shared parking
- Long lease terms remaining with stable tenant mix

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ADDITIONAL PHOTOS



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## LOCATION MAPS



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For More Information:

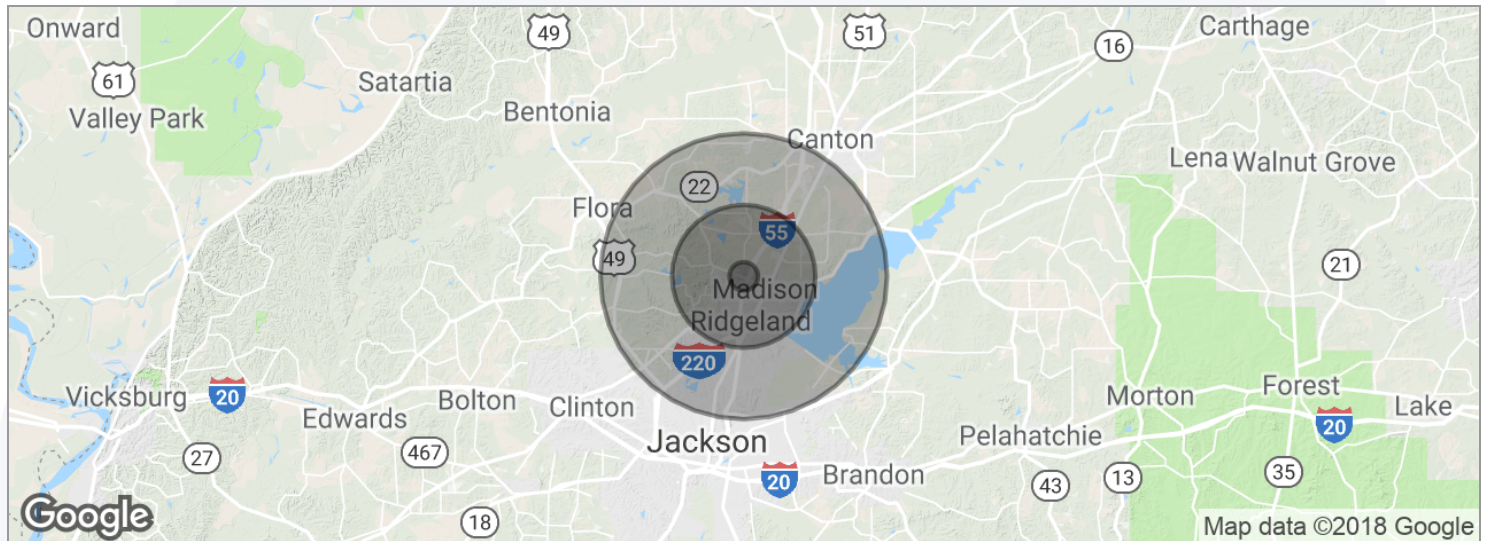
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## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,390	42,376	151,090
Median age	39.0	38.2	36.2
Median age (Male)	38.5	37.7	35.4
Median age (Female)	39.5	38.6	36.8

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	508	16,143	59,493
# of persons per HH	2.7	2.6	2.5
Average HH income	\$124,910	\$105,689	\$80,489
Average house value	\$237,748	\$274,181	\$229,012

### ETHNICITY (%)

	1 MILE	5 MILES	10 MILES
Hispanic	0.7%	2.2%	2.6%

### RACE (%)

	1 MILE	5 MILES	10 MILES
White	84.6%	79.3%	53.5%
Black	12.0%	15.9%	43.1%
Asian	2.7%	3.4%	1.7%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.0%	0.1%
Other	0.0%	1.0%	1.3%

\* Demographic data derived from 2010 US Census

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## BROKER BIO

### SCOTT OVERBY, CCIM

Principal Broker | Overby, Inc.



P.O. Box 4644  
Jackson, MS 39296  
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scott@overby.net

### PROFESSIONAL BACKGROUND

Serving as president and principal broker for Overby, Inc. since 2003, Scott employs a distinctive blend of experienced real estate savvy and complex financial expertise to provide strategic consulting and brokerage services to commercial real estate investors and owners at all levels of complexity and experience.

Beginning a theme park career as a seasonal employee in 1986, Scott held a number of management positions at several parks before becoming Director of Operations for Six Flags America in 1998. In addition to park operations, Scott also assumed company-wide responsibilities for operational standardization at thirty-nine U.S. properties. The broad focus covering property operations and risk management combined with a detailed emphasis to the bottom line proved to be instrumental in Scott's transition into commercial brokerage and development in 2003.

He earned the coveted CCIM (Certified Commercial Investment Member) designation in 2008 after successfully completing a process that ensures proficiency not only in theory, but also in practice. Scott has been honored annually for his sales and leasing volume amongst his peers and received the Power Broker 2015, 2016 & 2017 firm awards for Top Leasing Firm and Top Sales Firm and the Power Broker 2015, 2016 & 2017 individual awards for Sales, Retail Leasing, Office Leasing and Industrial Leasing. He was named 2017 REALTOR of the year by the Mississippi Commercial Association of REALTORS.

He remains active in a variety of professional, civic and cultural organizations and currently serves as President for Friends of Children's Hospital, Vice President for the CCIM Chapter of Mississippi, and as a Director for the Greater Jackson Arts Council. Scott has also held various board positions with the Central Mississippi MLS and Mississippi Commercial Association of REALTORS.

His wife Amanda oversees Overby Residential. They have two daughters - Isabella, 16 and Avery, 13. His third child is a 145 pound Great Dane named Vince.

### EDUCATION

George Mason University, Bachelor of Arts in Communications and Marketing, 1993

### MEMBERSHIPS & AFFILIATIONS

2017 CCIM Mississippi Chapter, Vice President  
2016 Mississippi Commercial Association of REALTORS, President  
2016 Central Mississippi MLS, Director  
Central Mississippi REALTORS (CMR)  
Building Owners and Managers Association International (BOMA)  
Institute of Real Estate Management (IREM)

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