

# Colony Crossing at Madison

Grocery Shadow Anchored Speciality Retail Center

111 & 119 Colony Crossing Way  
Madison, MS 39110  
[www.cbre.com/jackson](http://www.cbre.com/jackson)



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For Lease

# Highlights

CBRE is pleased to present for lease retail space at Colony Crossing at Madison, a speciality retail center located in Madison, Mississippi. This property benefits from its strategic location in Madison, MS, one of the fastest growing and most affluent cities in the state.

Colony Crossing is supported by the presence of nationally recognized tenant anchors Kroger Grocery and Home Depot with Hilton Garden outparcel.

### Property Details

- + ±77,950 Total Square Feet
- + ±2,100 - ±4,000 Square Feet Available
- + ±2,121 and ±4,000 SF 2nd generation restaurant locations/ larger suite can be divided
- + Year Built: 2004/2005
- + Acreage: 9.627
- + Parking Ratio: 366 Surface Spaces total (4.73;1,000)
- + Madison, MS - One of the fastest growing and most affluent cities in the state
- + Easy access via Highway 463 and Bozeman Road with two signalized intersections
- + Minutes from I-55 and Highway 463 Interchange plus the Highland Colony Parkway corridor
- + ±67,000 vehicles per day via I-55 and ±22,000 daily traffic count



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### Demographics

- Madison has the state's highest per capita income and highest median home value.
- Madison boasts the highest resale value on homes in all of Mississippi.
- Distinctive neighborhoods, vibrant arts and cultural programs, well-maintained parks and excellent schools are all Madison hallmarks. For consecutive years, Madison Central High has led the state with National Merit Semifinalists, part of the National Merit Scholarship Program. The public and private schools are recognized with top honors both regionally and statewide.
- Madison holds the title of "Mississippi's Safest City."
- Waterfront developments along Ross Barnett Reservoir offer resort-style living year-round. The 33,000-acre reservoir is a prime spot for sailing, power boating and offers some of the best bass fishing in the state. Many reservoir neighborhoods offer residents access to private boat slips and protected harbors.



	1 MILE	3 MILES	5 MILES	100 MILES
2021 Estimated Population	1,464	19,658	59,975	1,638,813
2026 Projected Population	1,590	21,024	64,291	1,623,216
2010 Census Population	1,330	17,735	51,483	1,645,491
2000 Census Population	821	12,616	38,576	1,631,874
Growth Rate 2010-2021	0.86%	0.92%	1.37%	-0.04%
Growth Rate 2021-2026	1.66%	1.35%	1.40%	-0.19%
2021 Median Age	40.2	40.8	39.3	38.0
2021 Estimated Households	560	7,196	23,151	621,751
2026 Projected Households	608	7,708	24,849	616,805
2021 Average Household Size	2.61	2.71	2.55	2.55
2021 Average Household Income	\$130,327	\$132,505	\$115,715	\$62,255
2026 Projected Average Household Income	\$143,265	\$146,206	\$128,034	\$69,369
2021 Median Household Income	\$100,244	\$108,268	\$88,878	\$42,644
2026 Projected Median Household Income	\$115,160	\$119,450	\$100,404	\$46,945
2021 Per Capita Income	\$47,169	\$48,279	\$44,776	\$23,736
2026 Projected Per Capita Income	\$51,820	\$53,346	\$49,610	\$26,477
2021 Median Value of Housing Units	\$358,140	\$292,799	\$272,229	\$129,715
2026 Projected Average Value of Housing Units	\$378,889	\$380,821	\$364,766	\$173,969
2021 Daytime Population	3,171	26,607	65,406	1,617,968

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SUITE	TENANT
100	The Cleaners
110	Waxing the City
120	Crumbl Cookies
130	Sal & Mookies NY Pizza
160	AVAILABLE
200	Progressive Health -AVAILABLE October 2024-
220	Eye Works
230	Ovation Wellness
280	Massage Envy
300	Palm Beach Tan
310	Best Nails
320	Merle Norman
360	Nagoya Japanese Sushi Bar Hibachi
400-400A	Papitos Mexican Restaurant
420	Hollywood feed
430	Sta-Home Health
460	Orange Theory
480	The Joint
490	AVAILABLE
600-600A	AVAILABLE
640	Wee the People
660	VIP Fitness
700	Madison Chiropractic & Wellness
730	AVAILABLE
760	Madison Dental Studio
810	Madison Barber & Style
820	Community Bank of Mississippi -AVAILABLE MARCH 2023-
860	Tay's BBQ
880	Donut Palace



## Contact Us

**Guy Parker III, CCIM**  
 Vice President  
 +1 601 624 5590  
 guy.parker@cbre.com

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