



0 Snowden Lane

Southaven, Mississippi 38672

Property Features

- Phase 2 of the development consists of three buildings with 80,000 square feet of entertainment, restaurant, and retail space anchored by an outdoor stage and open lawn area.
- Each building will offer balconies for extra seating, outdoor dining, socializing, and great views, truly creating an immersive, fun atmosphere.
- An outdoor and elevate stage will create an opportunity for local and regional artists, movie nights, yoga classes and other events
- Phase 1 is currently fully leased.



For more information:

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Site Plan



PHASE 2 OF TOP OF THE SIPP

The buildings will be two stories, with a thought toward balconied restaurant upstairs and retail on the ground level.

First Floor Plan - 15,082 SF

Restaurant 1: 7,524 SF

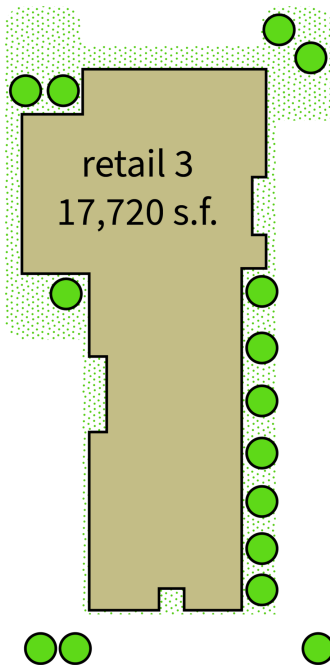
Restaurant 2: 7,524 SF

Second Floor Plan - 14,366 SF

Restaurant: 14,366 SF with two upper balconies

Balcony 1: 19'-4"x48'-8"

Balcony 2: 27'-4"x35'-10"



BUILDING #3

Phase 2 will also include a multi-level retail building to provide more boutique and local destination shopping.

Retail Space: 17,720 SF

For Lease

Location

ADJACENT ATTRACTIONS

Top of the Sipp is nestled in the heart of a vibrant and bustling area where families can live, work, stay, and play, surrounded by nationally acclaimed music venues and sports facilities, hundreds of acres of mixed-use residential neighborhoods, schools, and community gathering points.



ENCOURAGE HEALTHY LIFESTYLES

Getwell Road has also entered into the planning stages for creation of bike and pedestrian paths throughout, to encourage walkability and healthy lifestyles.

The pedway crossing at Getwell Road now connects the Central Park multi-use trail with the Snowden Grove trail, and brings foot traffic directly to Top of the Sipp, with only a five-minute walk..



For Lease

Attractions



BankPlus Amphitheater
0.5 MILES FROM TOP OF THE SIPP

The BankPlus Amphitheater is one of the most popular outdoor entertainment venues in the Mid-South. With recent 10-million-dollar renovations, this 7 acre, 125,000 square foot treasure has expanded to just under 10,000 permanent seats, with new premium box seating and VIP lounge.



Snowden Grove Park
0.5 MILES FROM TOP OF THE SIPP

One of the premier youth baseball facilities in the United States, housing 17 turf baseball fields with state-of-the-art features previously only found at professional stadiums. Hosts numerous baseball tournaments including youth world series events.



BankPlus Sports Center
0.4 MILES FROM TOP OF THE SIPP

This indoor sports complex attracts all ages in the community. Home to soccer fields, baseball and softball practice facilities, batting cages and batting tunnels, a sports shop, and two outdoor 18-hole miniature golf courses.



Snowden Grove Soccer Center
0.25 MILES FROM TOP OF THE SIPP

7 outdoor full sized soccer fields, with lighting for nighttime play



Snowden Grove Tennis Center
1 MILE FROM TOP OF THE SIPP

12 lighted outdoor tennis courts with pavilion and covered seating



Silo Square
0.6 MILES FROM TOP OF THE SIPP

228 acre mixed-use residential neighborhood, with 700,000 square feet of commercial and retail and 300 houses