

RETAIL PROPERTY FOR SALE



RETAIL/WAREHOUSE FLEX SPACE

1434 OLD SQUARE ROAD, JACKSON, MS 39211

Scott Overby, CCIM CPM
Principal Broker | Overby, Inc.
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PROPERTY DESCRIPTION

Boasting a prominent location on Old Square Road, this office/retail/warehouse property offers amazing accessibility off the Interstate 55 corridor for the retail user with amazingly rare dock high access and storage across the back of the building. The spacious layout and versatile floor plan with glass fronting onto Old Square Road provide an ideal canvas for creating a captivating retail and/or office environment-this checks all the boxes for that FLEX user! Embrace the potential to curate a dynamic retail space that captivates customers and drives business success in this prime Jackson location.

LOCATION DESCRIPTION

The area is surrounded by well-established retail and office destinations including: Highland Village, The District at Eastover and Lefleur's Bluff Tower. It's a vibrant community with a mix of residential and commercial developments, offering a diverse market for investment. Nearby attractions contribute to the dynamic appeal of the location, ensuring a steady flow of potential customers for retail businesses.

OFFERING SUMMARY

| | |
|-----------------------|-----------------------------|
| List Price: | \$799,000 |
| Price Per Foot | \$79.15 |
| Building Size | 12,318 |
| Lot Size | 0.65 Acres |
| Stories | 1 |
| Year Built | 1982 |
| Year Renovated | 2016 |
| Zoning | C-2 |
| Parking Spaces | 22 |
| Parking Ratio | 1.8 |
| Traffic Count | 10,000 |
| Market | Jackson |
| Sub-market | Ridgeland |
| Cross Street | Old Canton at I-55 Frontage |

| DEMOGRAPHICS | 2 MILES | 4 MILES | 10 MILES |
|--------------------------|----------|----------|----------|
| Total Households | 11,585 | 33,337 | 113,637 |
| Total Population | 27,122 | 75,809 | 282,392 |
| Average HH Income | \$91,489 | \$74,319 | \$86,007 |

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ADDITIONAL PHOTOS



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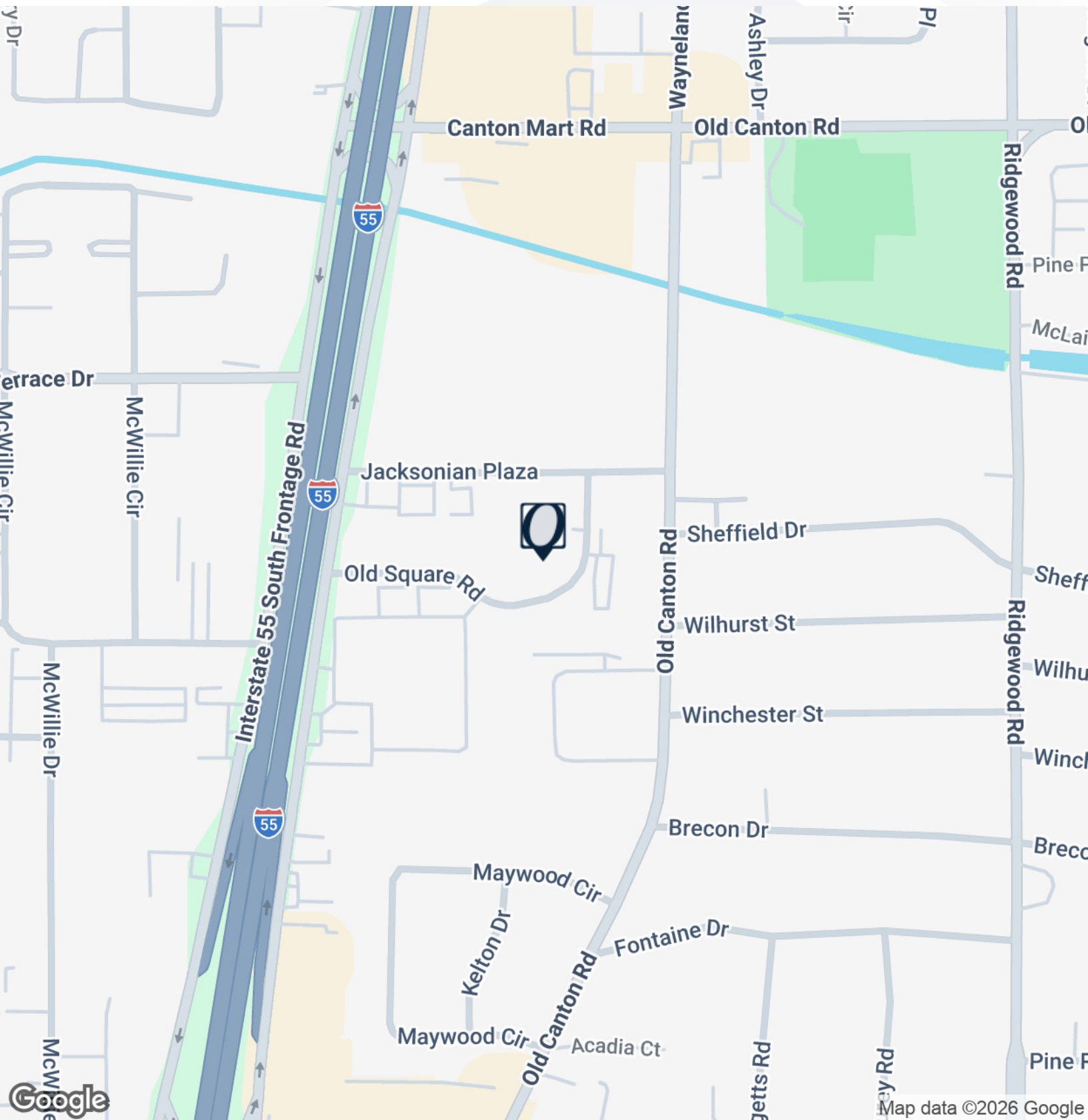


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FOR SALE RETAIL/WAREHOUSE/FLEX SPACE

LOCATION MAP

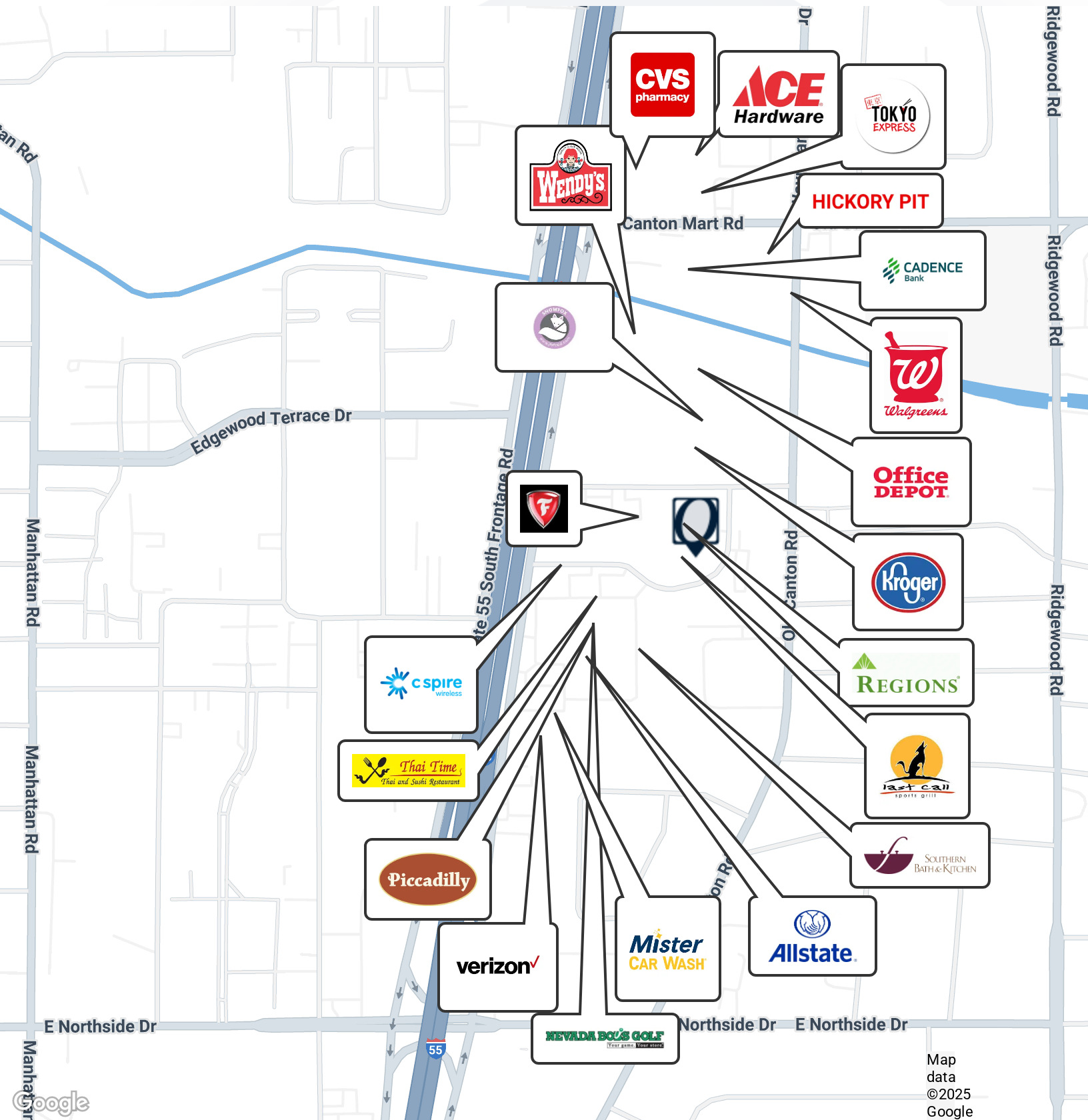


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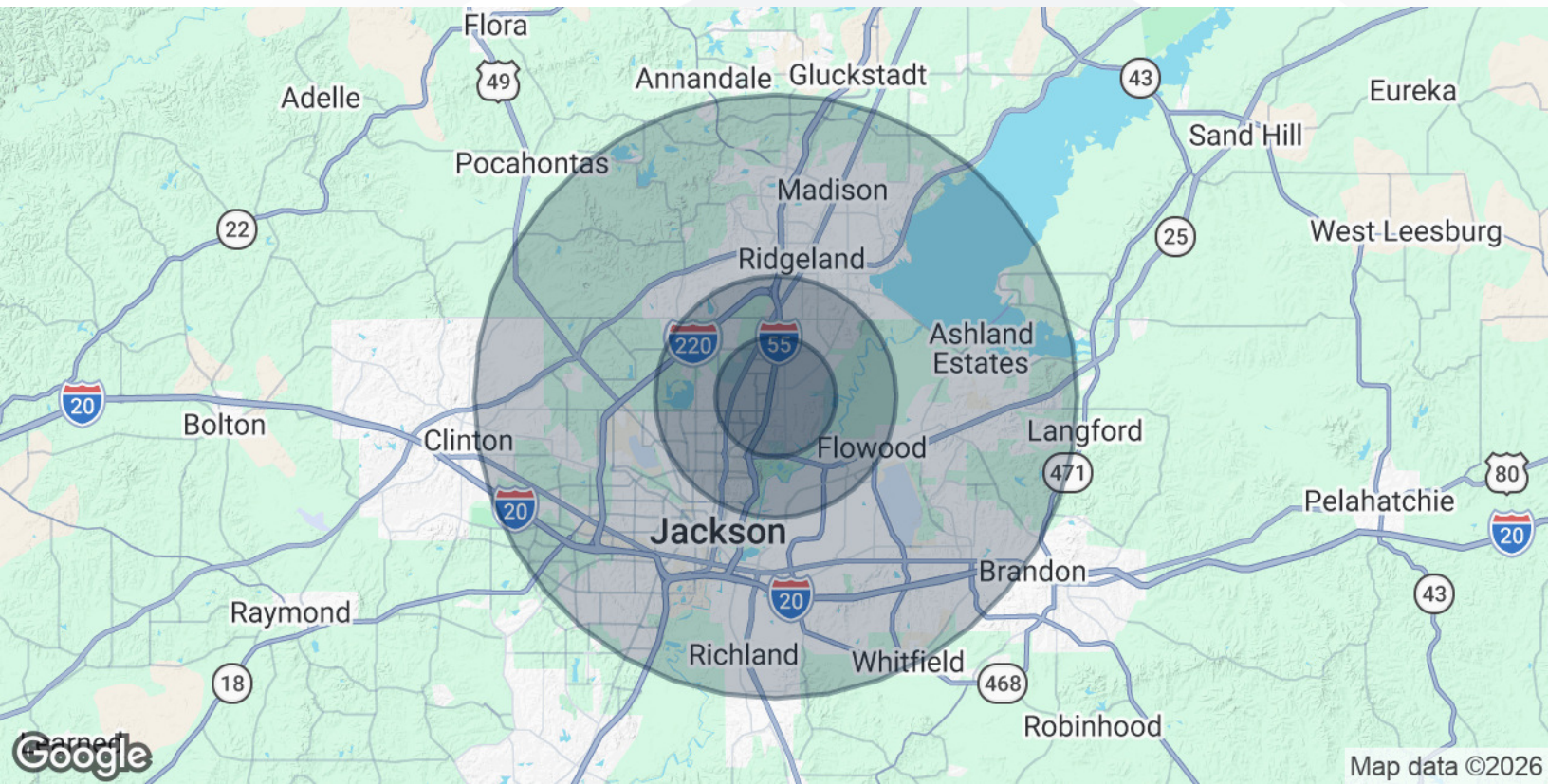
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RETAILER MAP



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| POPULATION | 2 MILES | 4 MILES | 10 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 27,122 | 75,809 | 282,392 |
| Average Age | 37.9 | 36.8 | 38.0 |
| Average Age (Male) | 35.6 | 35.4 | 36.7 |
| Average Age (Female) | 38.7 | 37.7 | 39.2 |
| HOUSEHOLDS & INCOME | 2 MILES | 4 MILES | 10 MILES |
| Total Households | 11,585 | 33,337 | 113,637 |
| # of Persons per HH | 2.3 | 2.3 | 2.5 |
| Average HH Income | \$91,489 | \$74,319 | \$86,007 |
| Average House Value | \$252,907 | \$218,034 | \$235,019 |

2023 American Community Survey (ACS)

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MS #B16214 // AR #PB00084460 / LA #BROK.995709122-ACT

PROFESSIONAL BACKGROUND

Since 2003, Scott has been the president and principal broker for Overby, Inc., leveraging his real estate and financial experience to offer strategic consulting and brokerage services. His career began in 1986 as a seasonal employee in theme parks, eventually overseeing operational standardization and training for Six Flags' thirty-nine U.S. properties. This experience transitioned him into commercial brokerage and development in 2002.

Scott earned the CCIM designation in 2008 and the IREM CPM designation in 2020, demonstrating his proficiency in theory and practice. He has received numerous accolades, including REALTOR of the Year by the Mississippi Commercial Association of REALTORS and was the Susan J. Groeneveld Awardee for the CCIM Institute's 2023 Jay W. Levine Leadership Development Academy.

Scott actively participates in professional, civic, and cultural organizations, serving on the CCIM Board of Directors, Strategic Planning Committee, Finance Committee, and as the 2025 Member Services Presidential Liaison. He is a past President of the CCIM Chapter of Mississippi and Friends of Children's Hospital.

EDUCATION

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

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)
Certified Property Manager (CPM)
Building Owners and Managers Association International (BOMA)
Institute of Real Estate Management (IREM)
International Council of Shopping Centers (ICSC)
CCIM Institute Board of Directors
CCIM Member Services PL (2025)
CCIM Strategic Planning Committee
CCIM Finance Committee
Former President, CCIM Mississippi Chapter
Former President, MS Commercial Association of REALTORS (MCAR)
Former President, Central MS MLS
Former President, Friends of Children's Hospital

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