



# 401 CROSS PARK DRIVE, SUITE B

PEARL, MS 39208

**Sterling McCool, CCIM**  
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### LOCATION DESCRIPTION

Extremely well located retail/office condo in the Pearl/Brandon area. This property is conveniently located on highway 80 within close proximity of I-20 amongst a large variety of retail and professional users.

### PROPERTY HIGHLIGHTS

- Extremely well located
- Highly visibility
- Front door parking
- Growing location
- Signage available
- Rare opportunity

### PROPERTY DESCRIPTION

This highly visible investment property features two large offices, a smaller third office, a break room, and a private restroom. The space is currently leased to an international credit industrial staffing company with over 600 locations in multiple countries. The space is well suited for most professional users or it could be easily modified for a retail or medical user. Front door parking and signage is available at this location.

### OFFERING SUMMARY

<b>Unit Size:</b>	1020 SF
<b>Year Built/Renovated:</b>	1988/2021
<b>List Price:</b>	\$155,000.00
<b>Gross Income:</b>	\$17,606.82
<b>Operating Expenses:</b>	\$4406.53
<b>Net Operating Income:</b>	\$13,200.29
<b>Annual Increases:</b>	3.0%
<b>Parking Spaces:</b>	45
<b>Parking Ratio:</b>	7.50 per 1000
<b>Lot Size:</b>	1.19 Acres
<b>Zoning:</b>	Commercial

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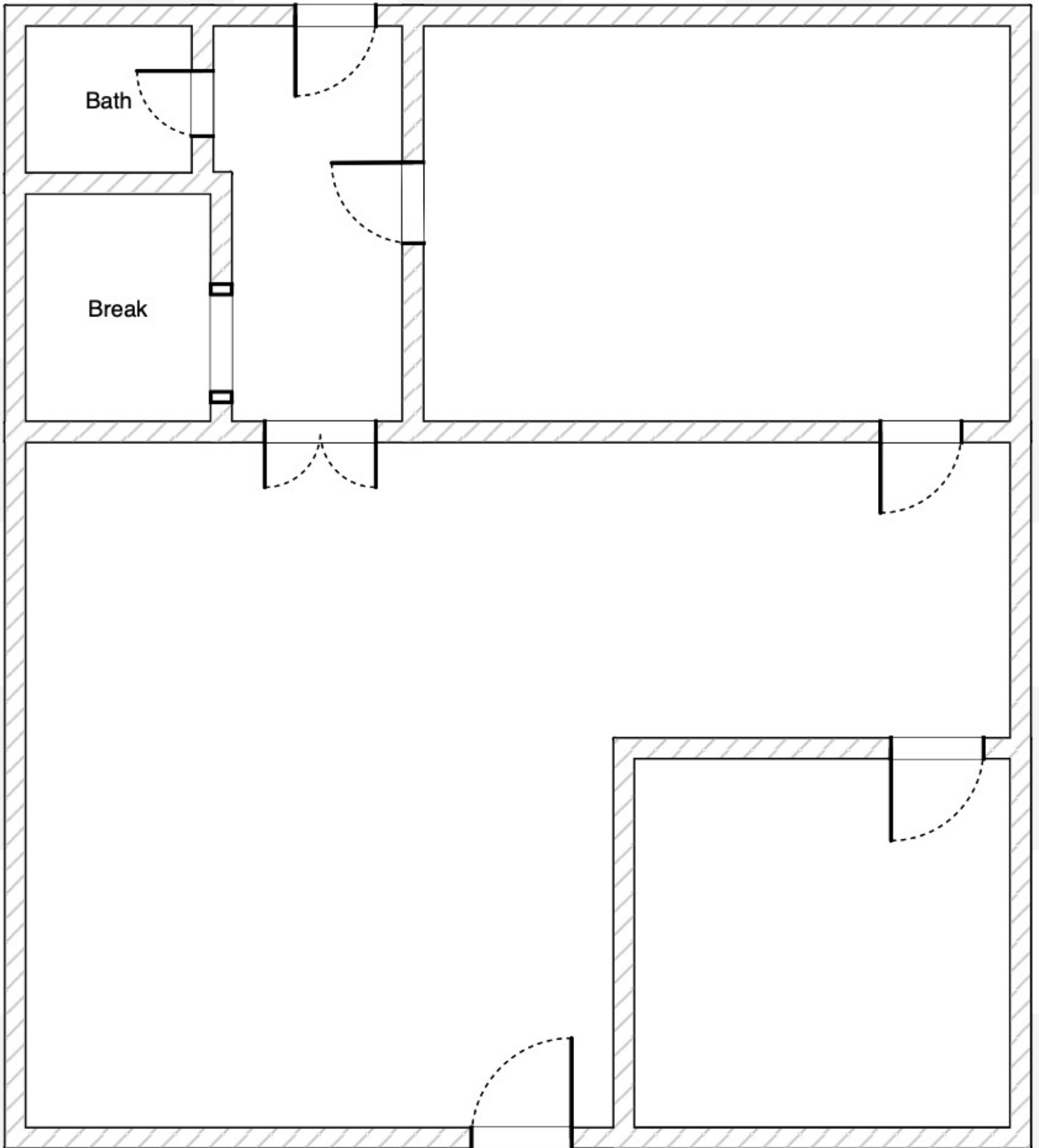
# FOR SALE 401 CROSS PARK DRIVE, SUITE B

ADDITIONAL PHOTOS



**Sterling McCool, CCIM**  
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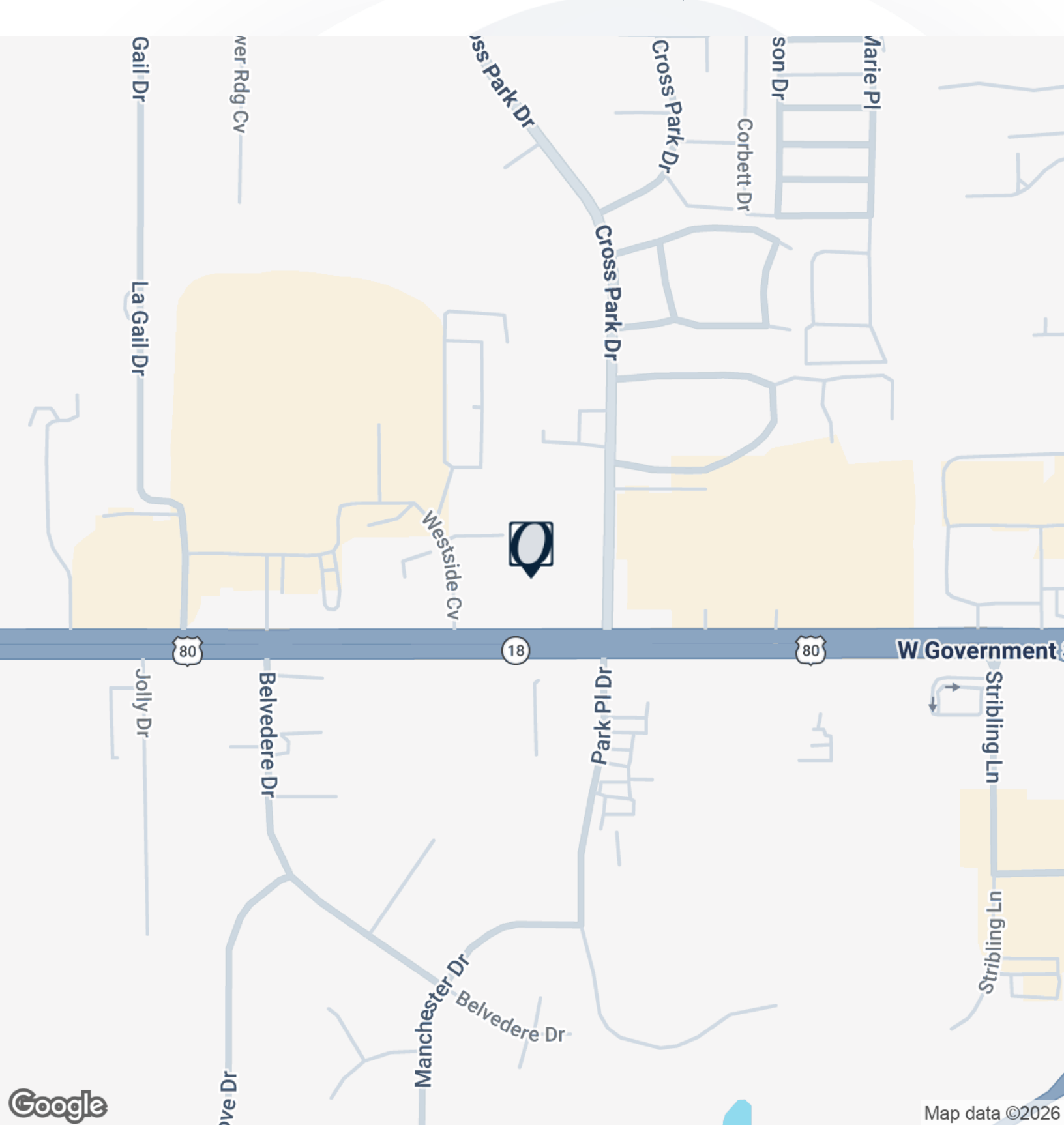


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# FOR SALE 401 CROSS PARK DRIVE, SUITE B

LOCATION MAP

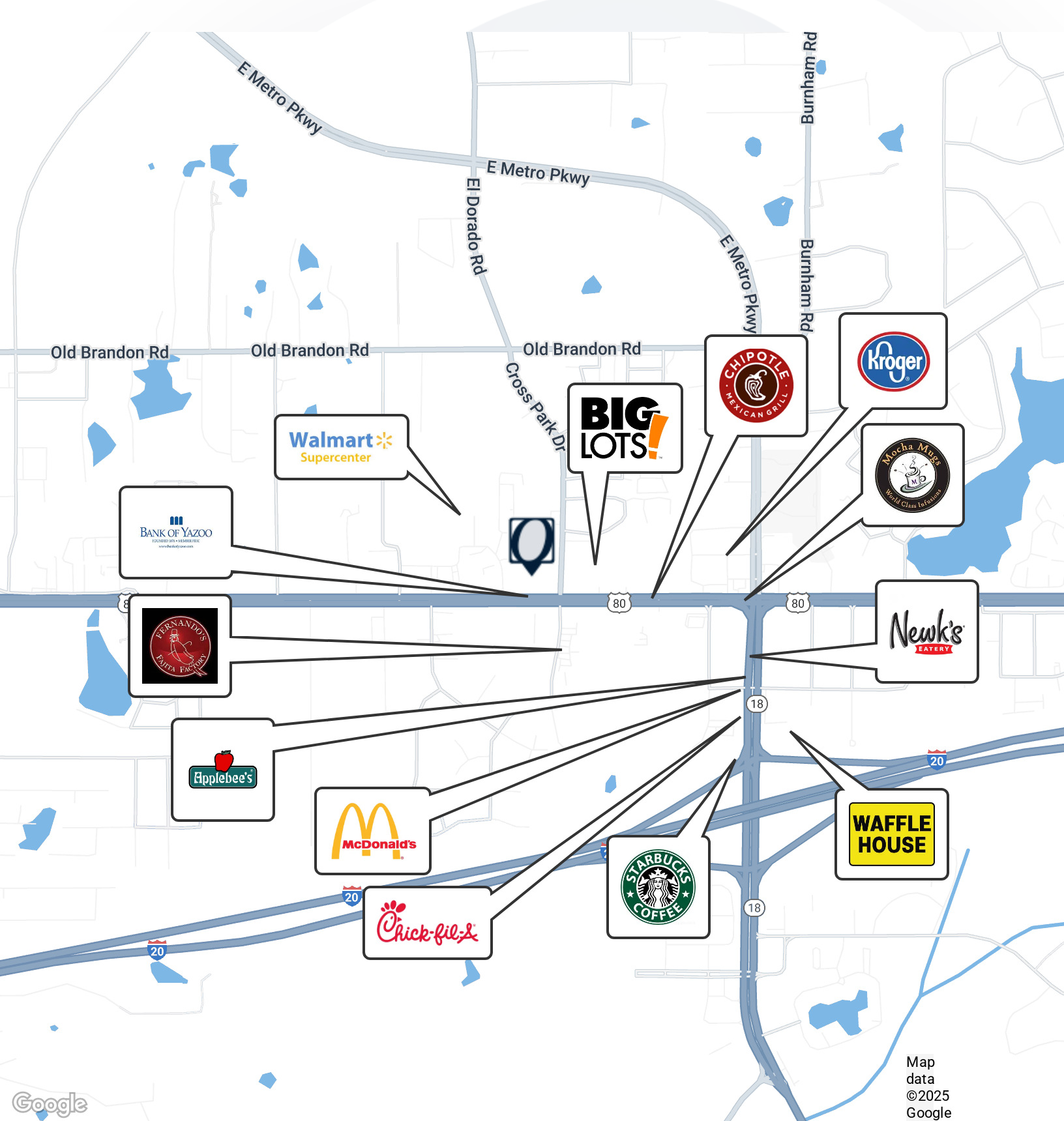


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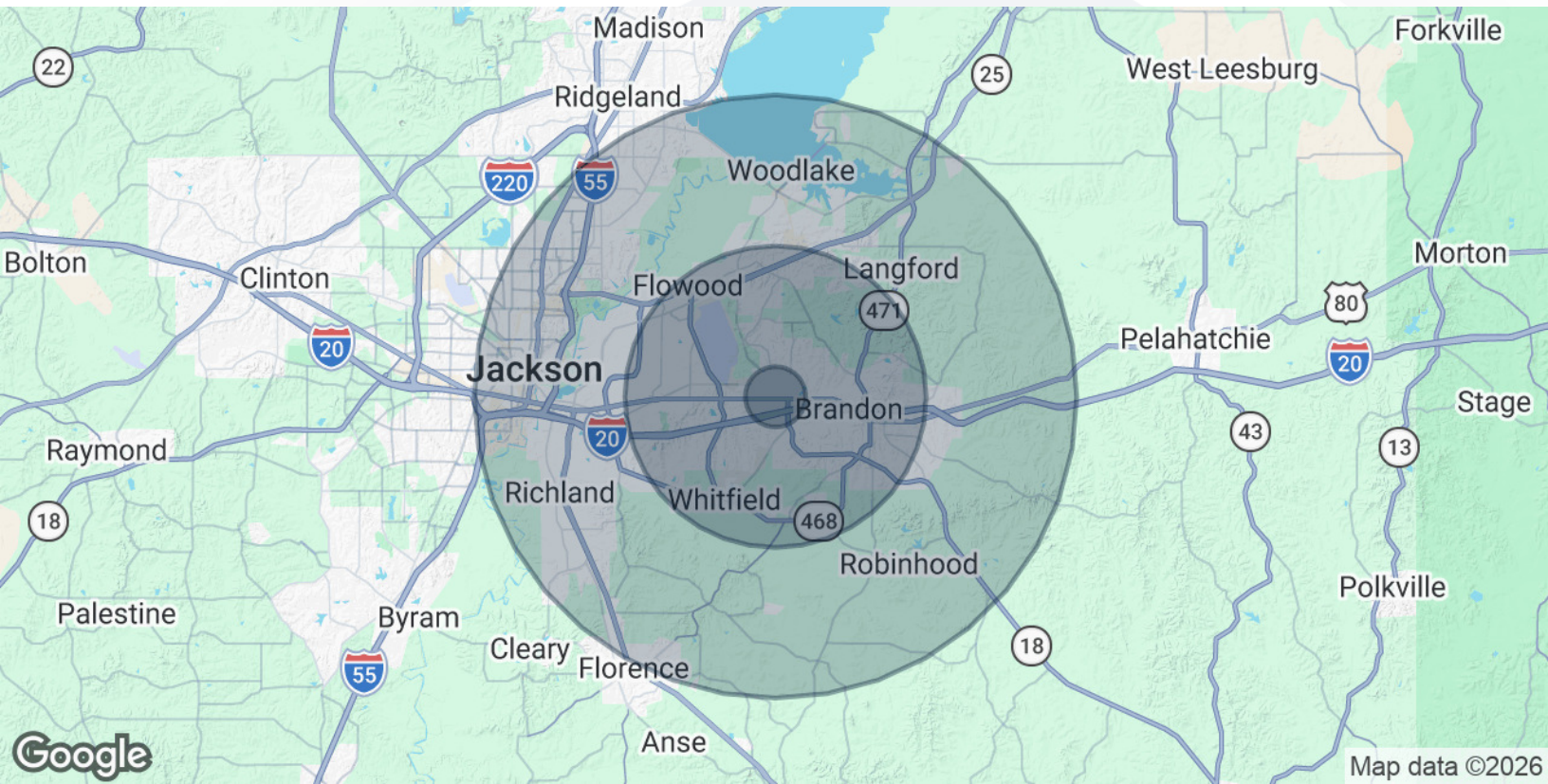
RETAILER MAP



Map data ©2025 Google

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POPULATION	1 MILE	5 MILES	10 MILES
<b>Total Population</b>	2,558	55,954	177,129
<b>Average Age</b>	39.8	36.6	35.0
<b>Average Age (Male)</b>	38.3	35.7	34.2
<b>Average Age (Female)</b>	41.0	37.7	36.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	1,065	21,139	70,338
<b># of Persons per HH</b>	2.4	2.6	2.5
<b>Average HH Income</b>	\$78,579	\$70,937	\$71,342
<b>Average House Value</b>	\$161,255	\$160,591	\$183,287

2020 American Community Survey (ACS)

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### INCOME SUMMARY

Vacancy Cost	\$0
<b>GROSS INCOME</b>	<b>\$17,607</b>

### EXPENSES SUMMARY

Insurance	\$400
BOA Fee	\$1,512
Taxes (Unit)	\$1,139
Taxes (Condo)	\$1,356
<b>OPERATING EXPENSES</b>	<b>\$4,407</b>

<b>NET OPERATING INCOME</b>	<b>\$13,200</b>
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