

RETAIL PROPERTY FOR SALE

2909 TERRY RD

2909 TERRY RD JACKSON, MS 39212



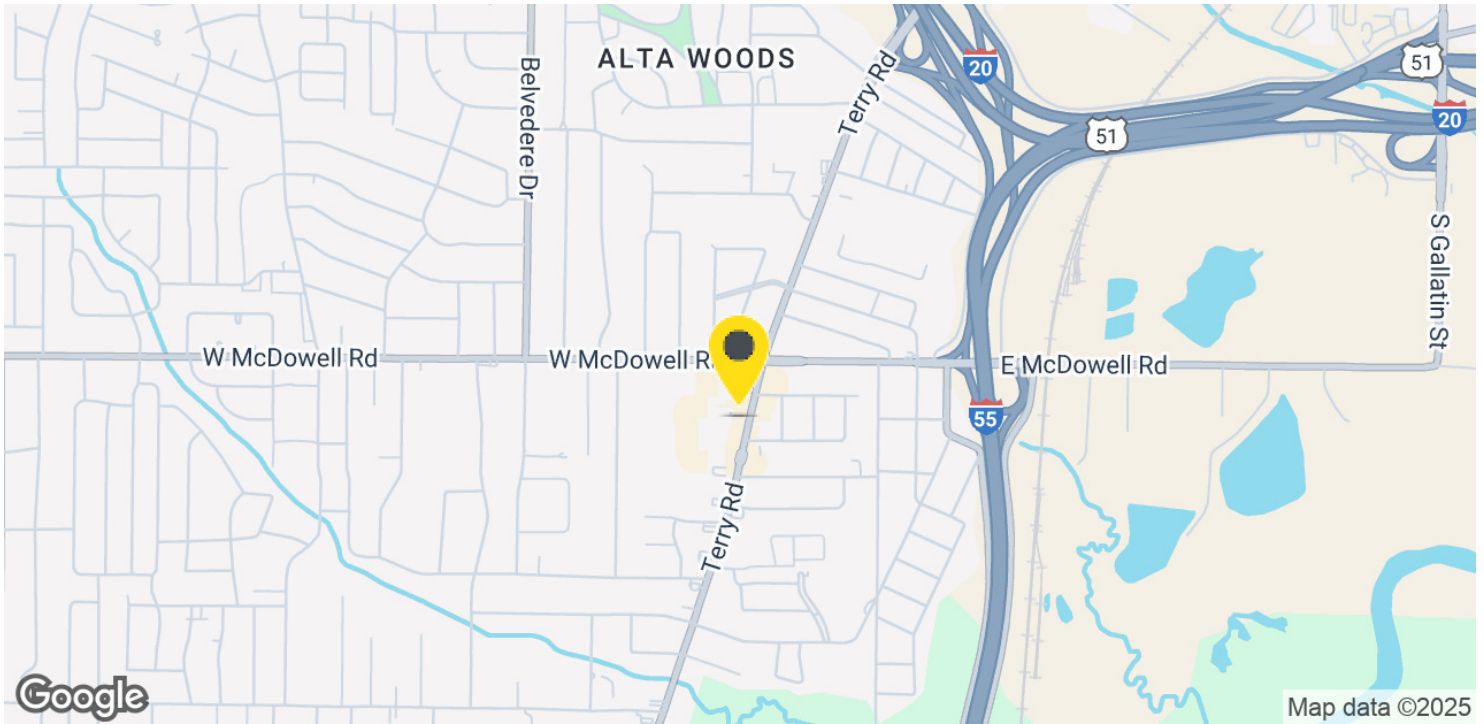
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SPEED COMMERCIAL REAL ESTATE

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The 2909 Terry Road building is a well-maintained, freestanding two-tenant retail center originally constructed in 1999 and fully renovated in 2025. Strategically positioned in the heart of Jackson, the property sits just one mile from Interstate I-55 and benefits from excellent proximity to complementary retail, dining, and dense residential neighborhoods.

Currently operating as a two-tenant property, the center offers a compelling value-add opportunity through the lease-up of the adjacent vacant suite, effectively creating a three-tenant retail destination upon stabilization.

Originally built as a video rental store, the building has been successfully repurposed for modern urban retail use. It features durable construction with a concrete slab foundation, reinforced concrete footings, pre-engineered steel structure, masonry exterior walls, and attractive glass storefronts.

With strong visibility and convenient access, the 2909 Terry Road building represents an ideal opportunity for investors seeking stable cash flow with near-term upside in a high-traffic Jackson retail corridor.

- Visible location
- Easy accessibility from employment and households
- Self-contained/owned parking
- Close proximity to other household retail destinations
- Upside potential for investor due to current vacancy
- Renovated in 2025

OFFERING SUMMARY

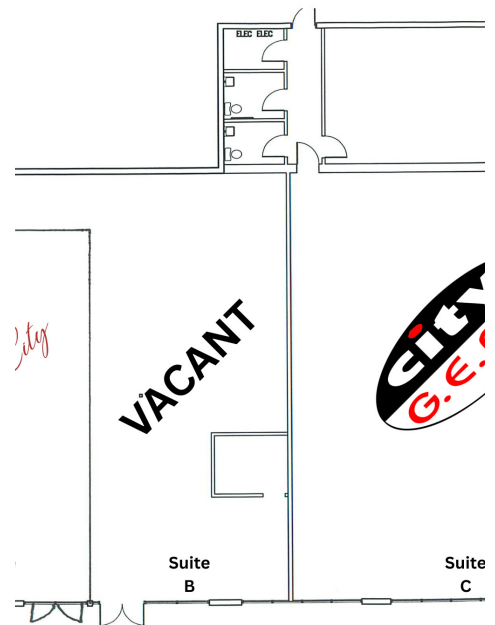
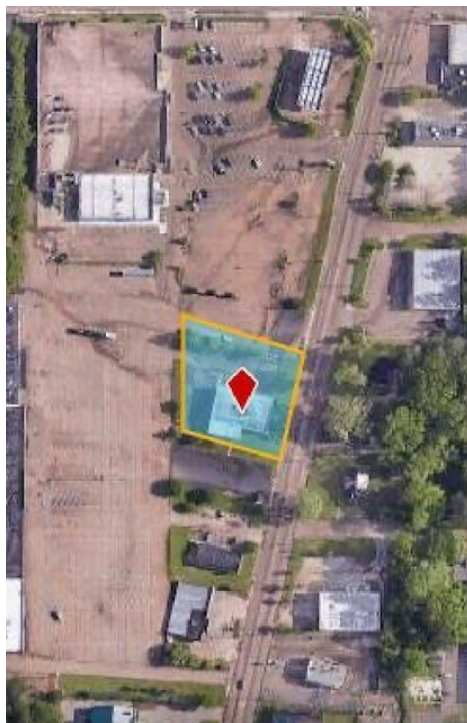
Sale Price:	\$675,000
Lot Size:	0.87 Acres
Building Size:	7,188 SF

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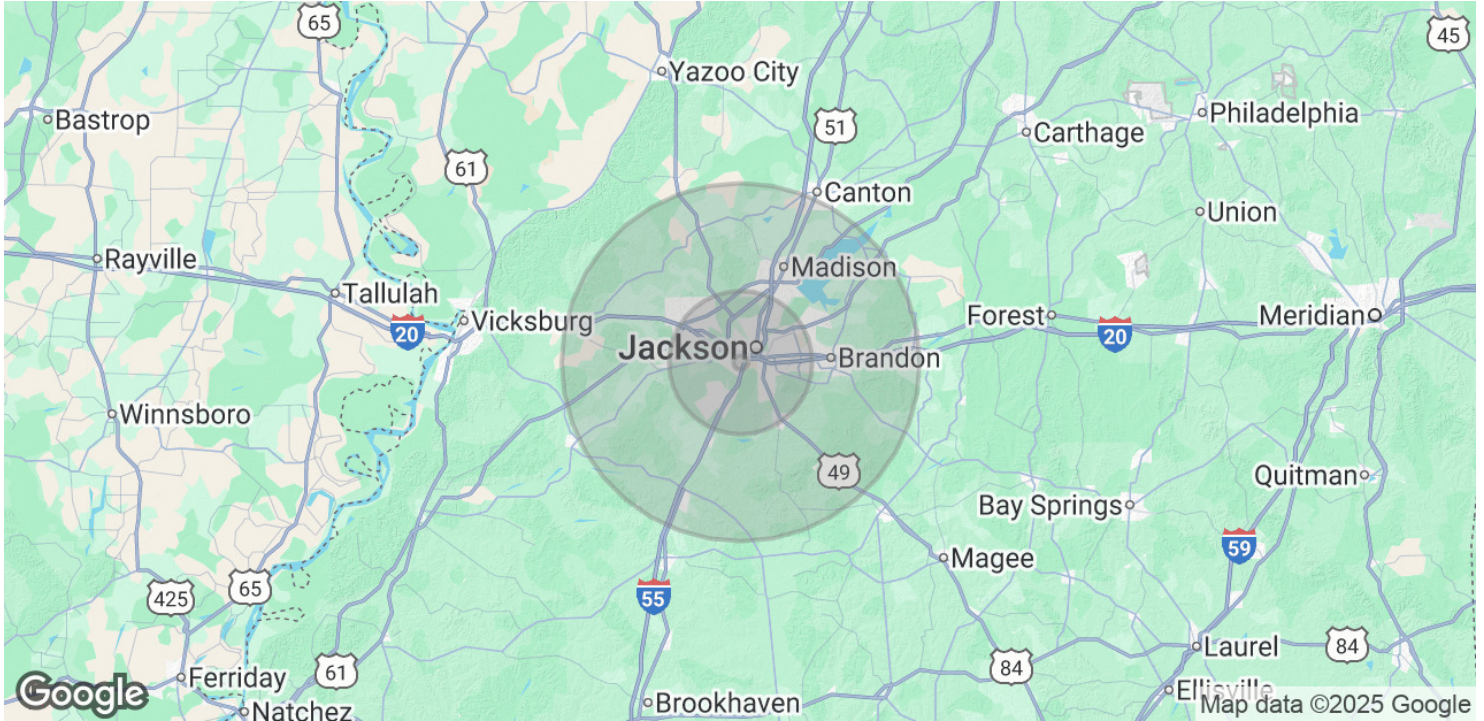
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POPULATION	1 MILE	10 MILES	25 MILES
Total Population	5,398	241,778	474,252
Average Age	34	39	40
Average Age (Male)	33	38	39
Average Age (Female)	35	41	41

HOUSEHOLDS & INCOME	1 MILE	10 MILES	25 MILES
Total Households	2,164	98,268	188,884
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$46,652	\$66,784	\$88,229
Average House Value	\$84,140	\$189,452	\$251,371

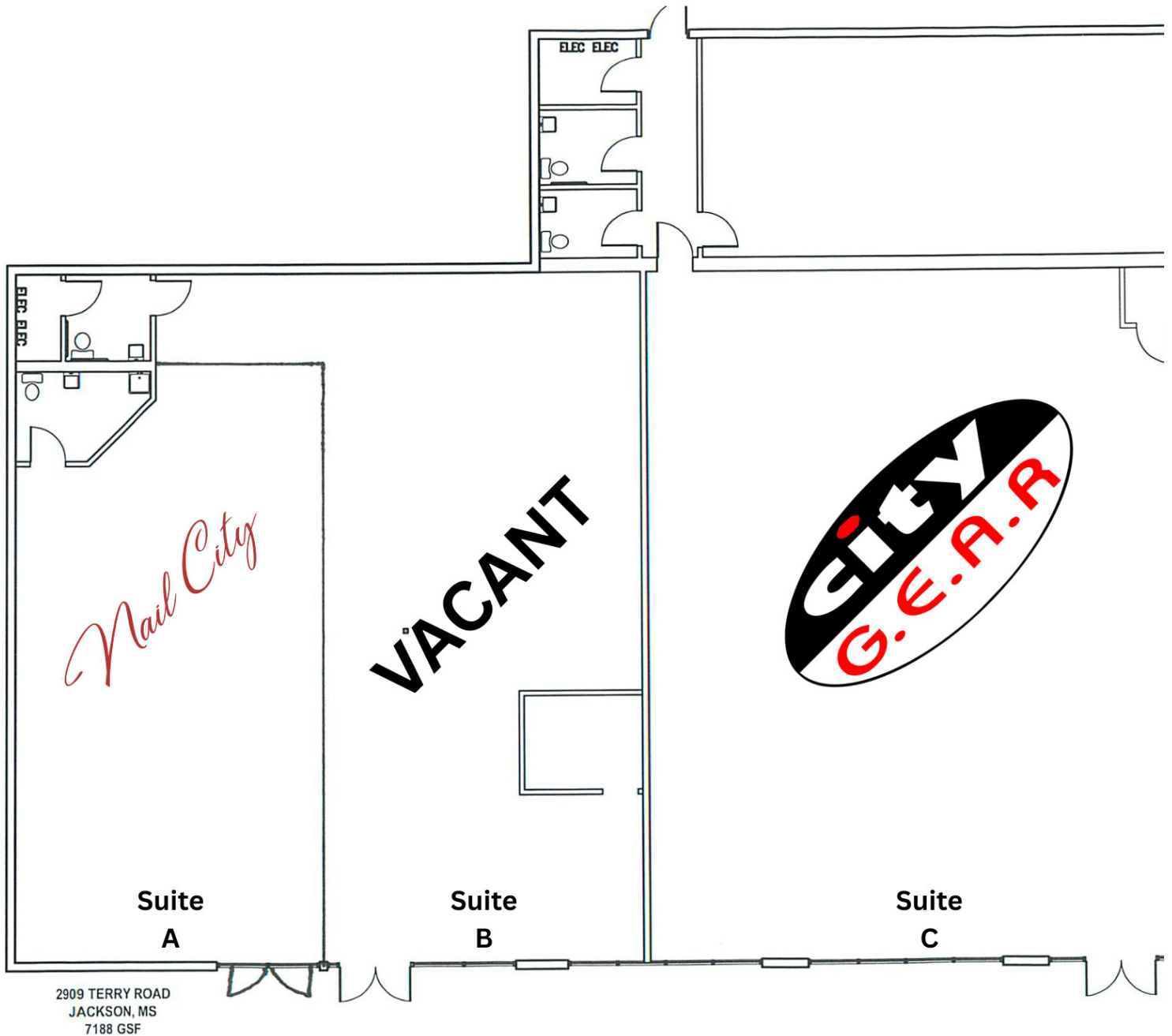
Demographics data derived from AlphaMap

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