

OFFICE BUILDING FOR LEASE

76 FEDERAL DRIVE

Jackson, TN 38305

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PROPERTY DESCRIPTION

Highlights:

- Convenient Jackson location with immediate access to I-40 and U.S. 45 Bypass
 - Professional office environment suitable for medical, legal, financial, or service users
 - Flexible suite layout with private offices, reception, and open workspace potential
 - Ample on-site parking
 - Close proximity to restaurants, banks, retail centers, and major employers
- This office suite at 76 Federal Drive presents a unique opportunity for businesses seeking a professional, well-located space in the heart of West Tennessee.

PROPERTY HIGHLIGHTS

- *NNN
- *3-5 Years
- *Convenient Jackson location with immediate access to I-40 and U.S. 45 Bypass
- *Flexible suite layout with private offices, reception, and open workspace potential

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,000 SF
Lot Size:	13,840 SF
Building Size:	2,683 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Household	115	550	2,246
Total Population	268	1,287	5,339
Average HH Income	\$80,155	\$80,958	\$83,652

Heather Witherspoon
hwitherspoon.brg@gmail.com
731.616.3320

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