



LOCATION DESCRIPTION

Once housing Jackson's Police Precinct #4, The Precinct Fondren features commercial and retail loft space with vintage modern flair. You'll find The Precinct in the thriving Fondren business district, home to a diverse collection of galleries, restaurants, boutiques and small businesses. Located conveniently near Jackson's medical and university communities and less than three miles from downtown and the State Capitol, The Precinct can offer your business a modern and convenient home with historic Southern charm.

PROPERTY HIGHLIGHTS

- Prime location in Fondren community
- Spacious and versatile floor plans available
- Ample parking for tenants and visitors
- Modern and well-maintained building
- Full service lease rate includes utilities and internet

PROPERTY DESCRIPTION

Multiple office suites available with abundant amenities including a welcoming lounge, kitchenette and break area, conference room, and off street parking. The available spaces offer a professional setting with vintage charm in an outstanding location. Utilities and internet are included within lease rate.

OFFERING SUMMARY

Lease Rate:	\$500 - \$2,650.00
Available SF:	Individual Office s/ 1964 SF
Building Size:	7,857 SF

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ADDITIONAL PHOTOS



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LOCATION MAP



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RETAILER MAP

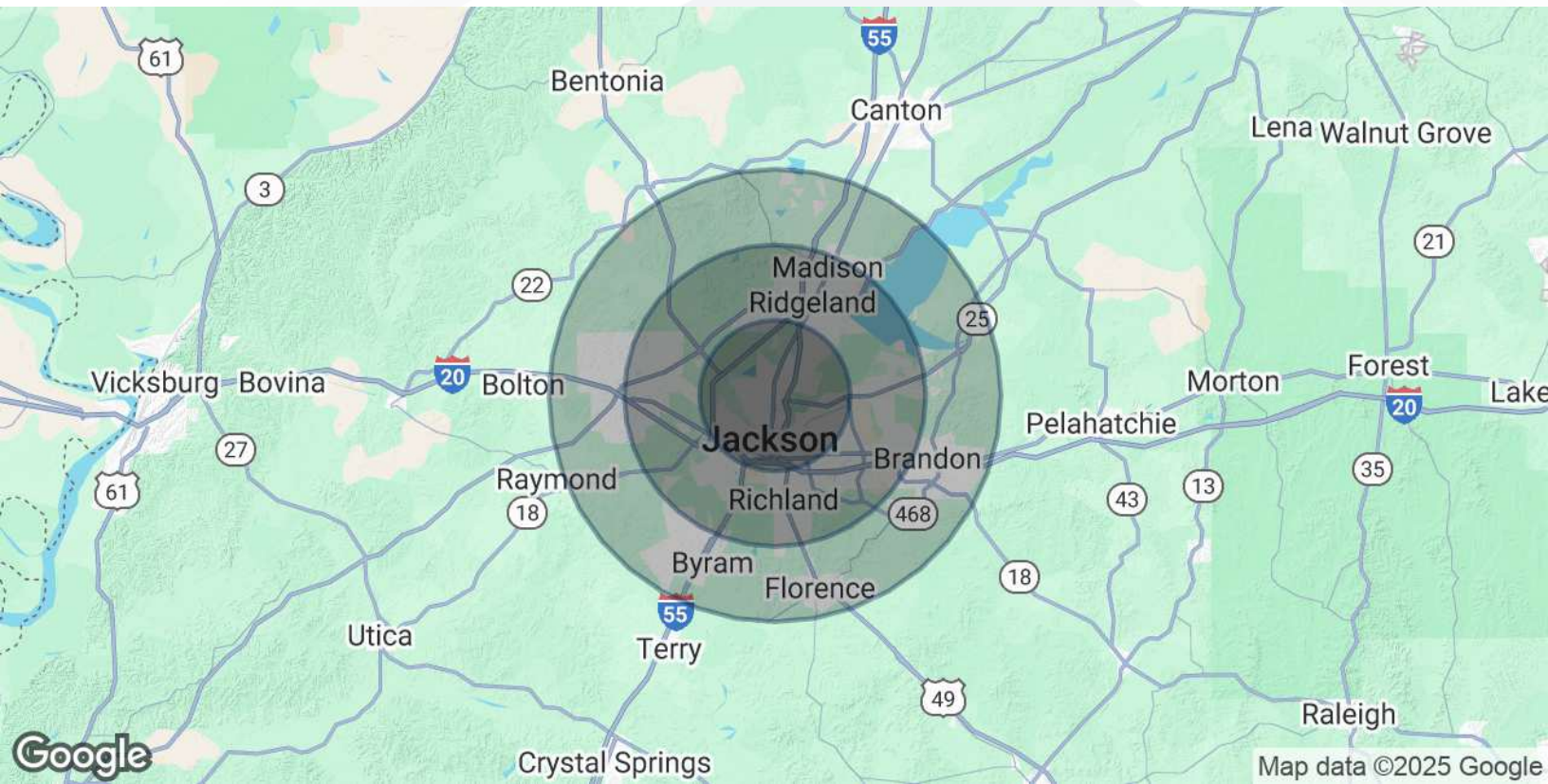


Map data ©2025 Google

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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	89,826	281,155	411,668
Average Age	40	40	40
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	39,161	116,632	164,314
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$57,801	\$79,644	\$88,714
Average House Value	\$181,241	\$226,572	\$252,956

Demographics data derived from AlphaMap

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MS #49678

PROFESSIONAL BACKGROUND

A third generation real estate professional and second generation auctioneer in the state of Mississippi, Sterling provides commercial real estate services to clients ranging from small, local investors to Fortune 500 companies across the southeast.

Earning the coveted CCIM (Certified Commercial Investment Member) designation, Sterling was recently named as a Top 50 Under 40 Business Leader in the state as well as a Community Champion by the Mississippi Association of REALTORS for exceptional contributions towards improving communities throughout the state.

Currently serving as President for the Central Mississippi REALTORS (CMR) and Immediate Past President for the Mississippi Commercial Association of REALTORS (MCAR), he values the opportunity to volunteer for organizations impacting our community and the profession.

Passionate for the outdoors, he enjoys whitewater kayaking, skiing, and mountain biking but prefers any time spent with his wife, two children and three dogs.

EDUCATION

Mississippi State University - Bachelor of Business Administration - Business Management

MEMBERSHIPS

- President - 2024 - Central Mississippi Realtors
- Awarded - 2023 - Under 40 Award - Mississippi Association of Realtors
- President - 2023 - Mississippi Commercial Association of Realtors
- President Elect - 2023 - Central Mississippi Realtors
- President Elect - 2022 - Mississippi Commercial Association of Realtors
- First Vice President - 2022 - Central Mississippi Realtors
- Awarded - 2021 Top 50 Under 40 - Mississippi Business Journal
- Director - 2020-21 Board of Directors - Central Mississippi Realtors
- Awarded - 2019 Community Champion - Mississippi Association of Realtors
- Member - Mississippi CCIM Chapter
- Member - Mississippi Commercial Association of Realtors
- Member - Mississippi Agricultural, Industrial, & Commercial Realtors
- Member - Mississippi Association of Realtors
- Member - National Association of Realtors

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