

RETAIL PROPERTY FOR SALE

898 CENTRE STREET

898 CENTRE ST RIDGELAND, MS 39157



JEFF SPEED, CCIM
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PROPERTY DESCRIPTION

Located behind Kentucky Fried Chicken in Ridgeland, MS, this 8000 sq ft building has 4 total spaces that can be leased. Currently, there is only 1 tenant in the building with 3 open vacancies (1550 sq ft, 1350 sq ft and 2600 sq ft).

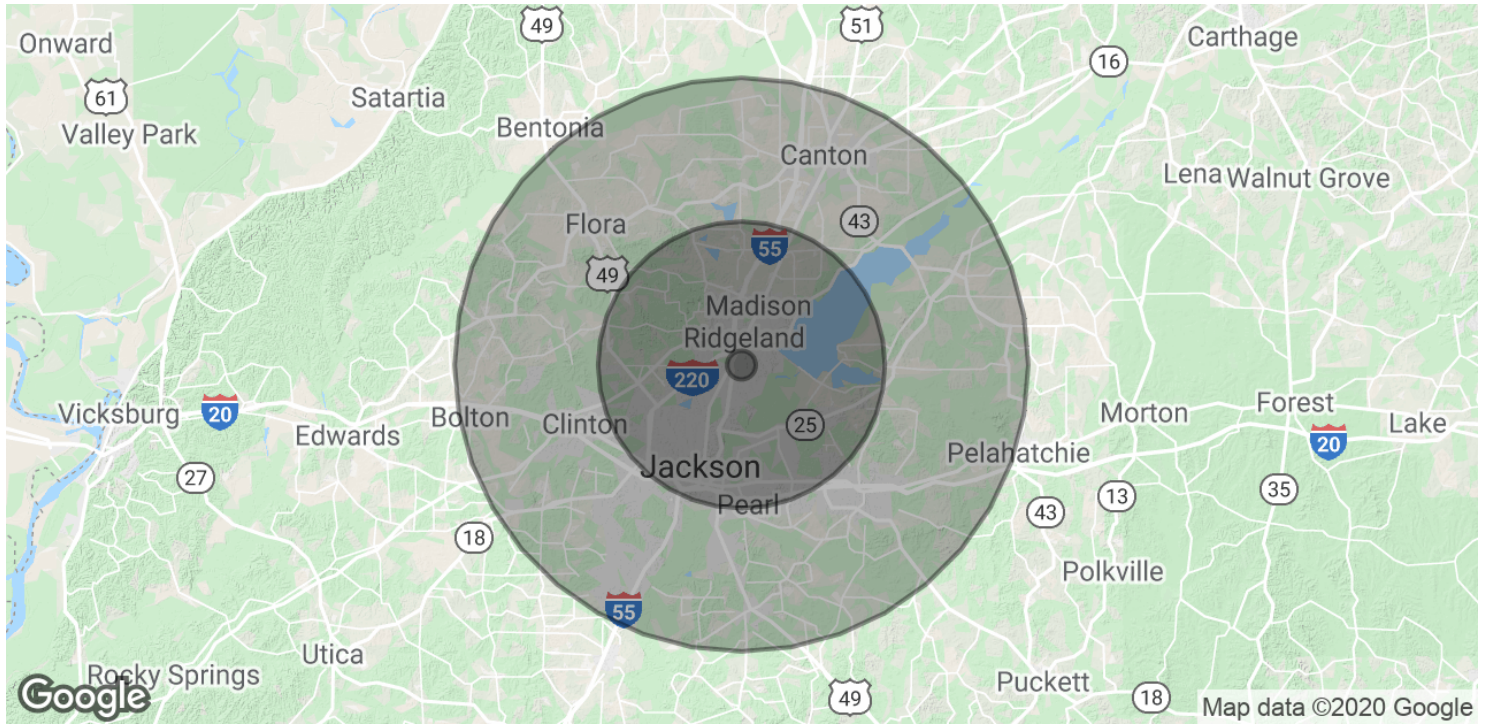
SPACES	LEASE RATE	SPACE SIZE
T1	\$2,800 per month	2,600 SF
T3	\$1,600 per month	1,350 SF
T4	\$1,800 per month	1,550 SF

OFFERING SUMMARY

Sale Price:	\$800,000
Number of Units:	3
Building Size:	8,000 SF

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POPULATION	1 MILE	10 MILES	20 MILES
Total Population	7,921	256,583	495,614
Median age	31.0	34.9	34.3
Median age (Male)	28.6	34.1	33.0
Median age (Female)	32.2	35.6	35.6
HOUSEHOLDS & INCOME	1 MILE	10 MILES	20 MILES
Total households	3,216	98,680	182,675
# of persons per HH	2.5	2.6	2.7
Average HH income	\$59,742	\$68,712	\$65,532
Average house value	\$152,899	\$188,314	\$168,112

* Demographic data derived from 2010 US Census

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