

RETAIL PROPERTY FOR LEASE

5225 MS-18

5225 HIGHWAY 18 JACKSON, MS 39209



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SPEED COMMERCIAL REAL ESTATE

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OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	12,319 SF
Available SF:	1,376 - 2,200 SF
Lot Size:	1.41 Acres
Number of Units:	6
Year Built:	1986
Renovated:	2009
Zoning:	C-3
Market:	Jackson
Submarket:	Hinds County
Traffic Count:	28,000

LOCATION OVERVIEW

Property is located on this high traffic part of Highway 18 with easy access in and out of the center. Property affords easy access in and out of the center. Multiple spaces available in this retail strip center right on Highway 18 across from the Walmart. Co-tenants like Subway make this a well trafficked location.

PROPERTY HIGHLIGHTS

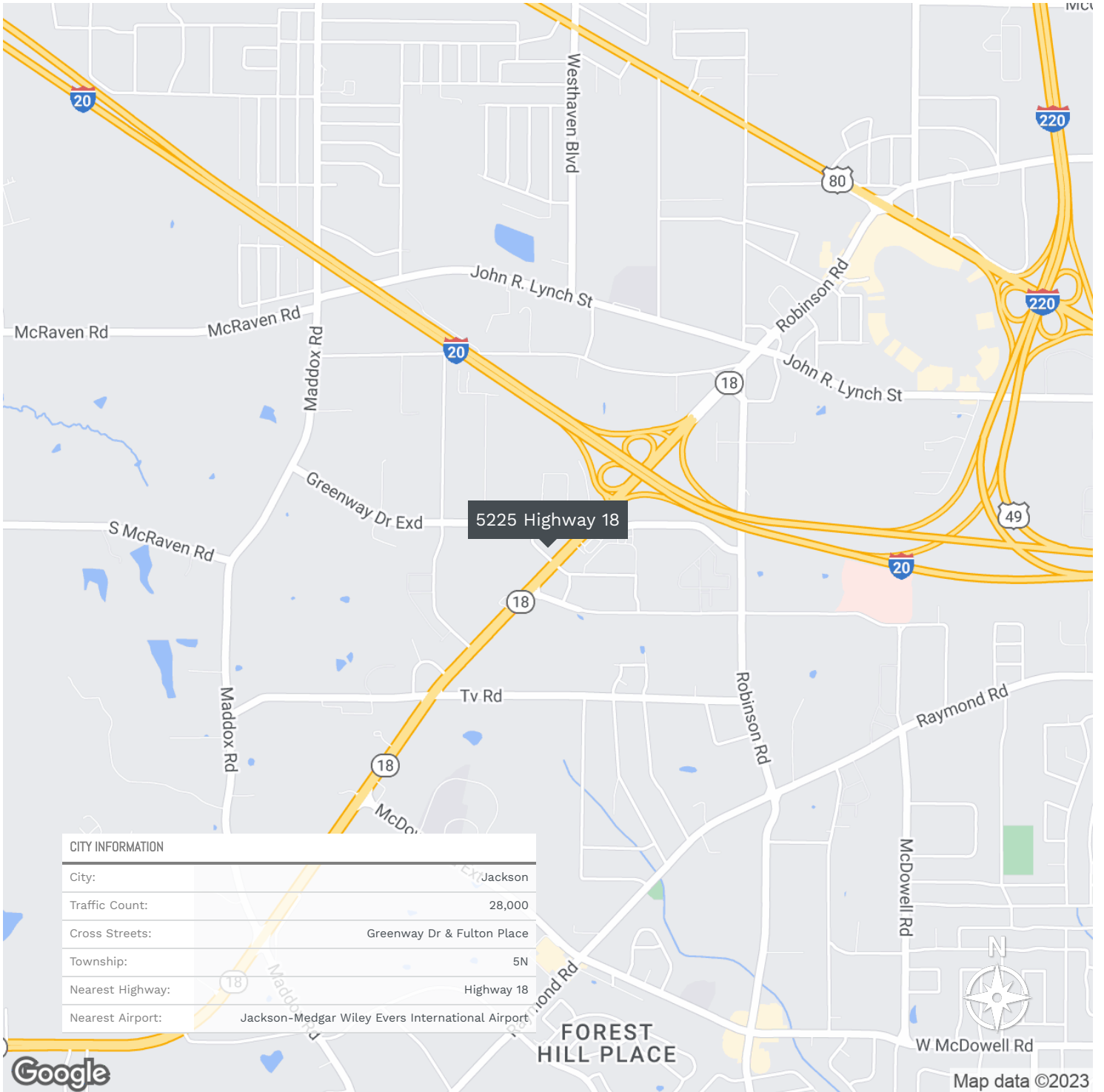
SPACES	LEASE RATE	SPACE SIZE
Suite B	\$16.00 SF/yr	2,200 SF
Suite C	\$16.00 SF/yr	1,376 SF

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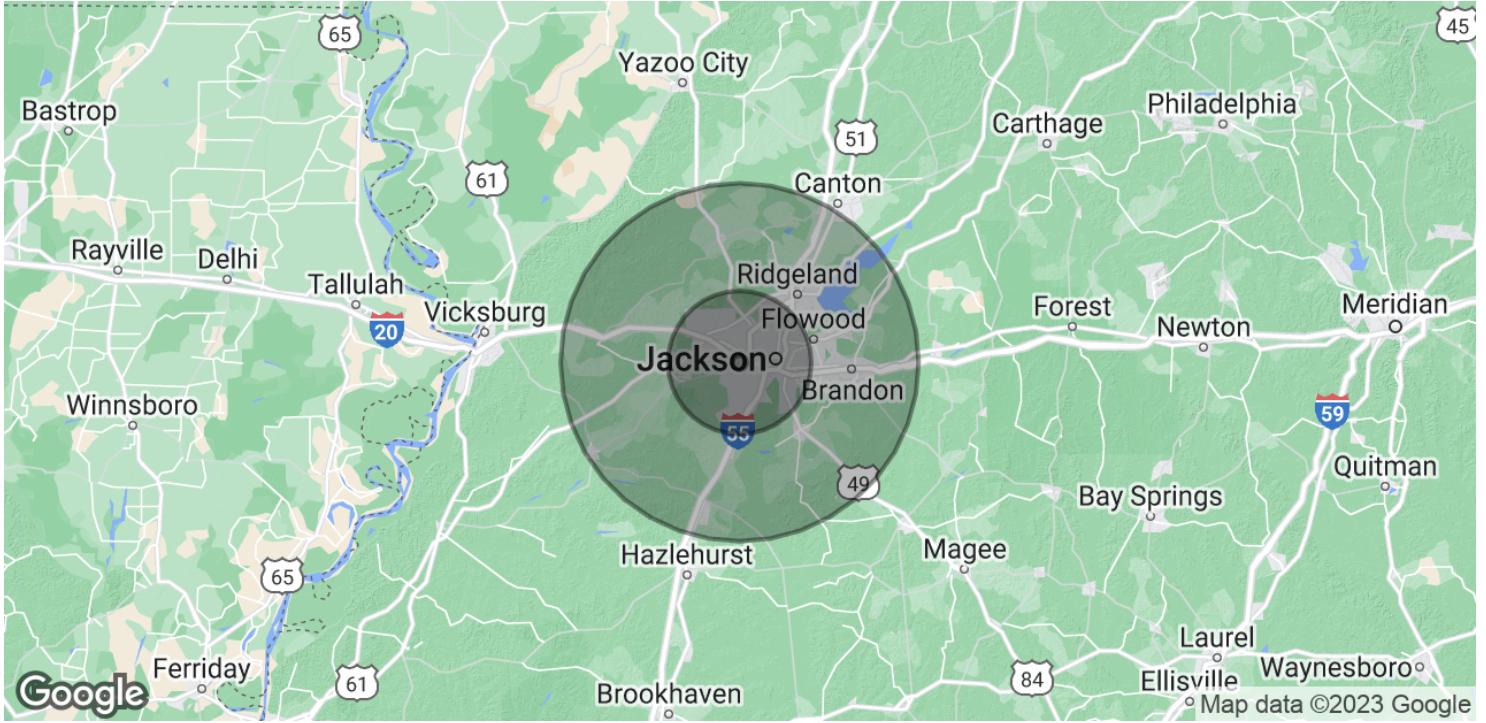
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POPULATION	1 MILE	10 MILES	25 MILES
Total Population	2,664	220,249	476,190
Average Age	26.4	35.5	37.7
Average Age (Male)	19.5	34.0	36.5
Average Age (Female)	32.8	37.8	39.2
HOUSEHOLDS & INCOME	1 MILE	10 MILES	25 MILES
Total Households	1,195	96,980	200,265
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$27,551	\$52,282	\$70,748
Average House Value	\$15,711	\$113,238	\$162,992

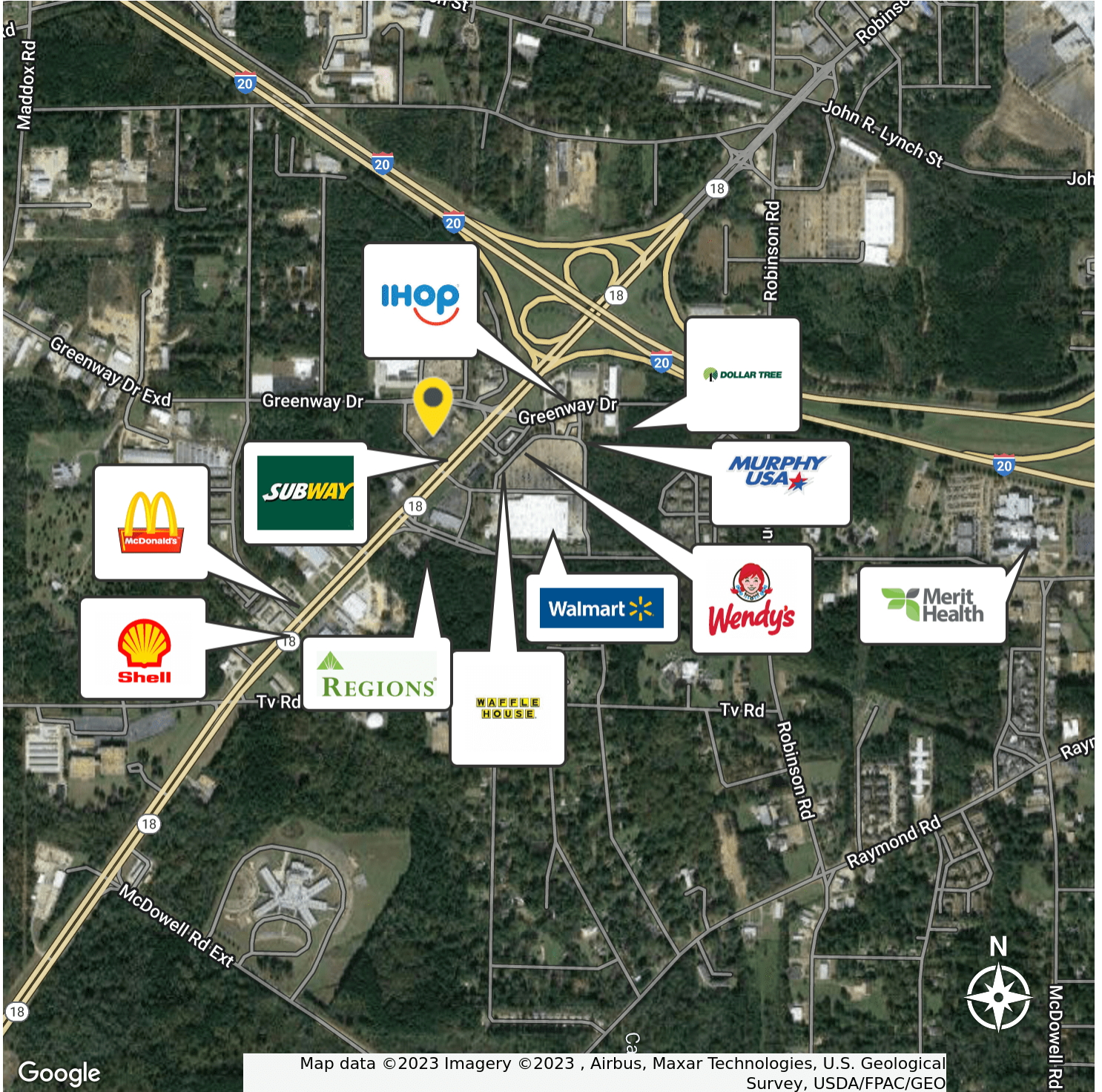
* Demographic data derived from 2020 ACS - US Census

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