OFFERING MEMORANDUM

# INDUSTRIAL BUILDING - FOR SALE

814 22nd Ave., Meridian, Mississippi 39301

## FOR SALE: $795,000

**32,852 SF | 0.89 ACRES | BUILT IN 1911**

## CONTACTS

**State Broker:**

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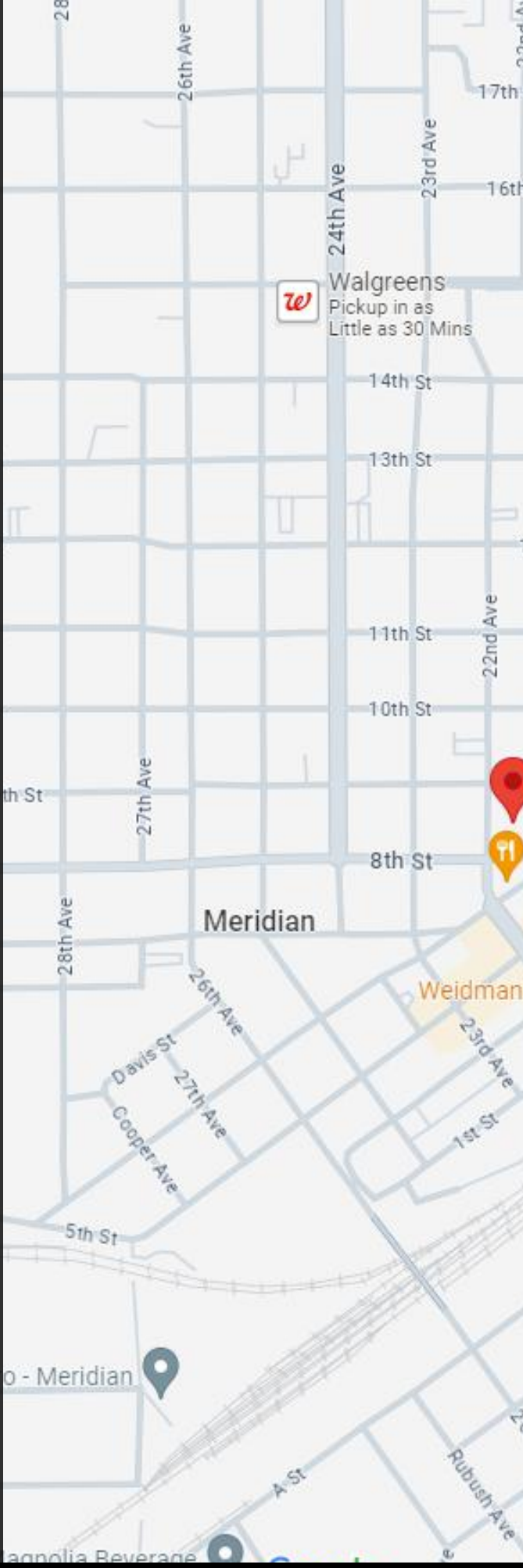
OFFERING MEMORANDUM

# 814 22ND AVE.,
## Meridian, MS 39301




## DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.

BELLCORNERSTONE Commercial Real Estate

For more information:
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EXECUTIVE SUMMARY

# 814 22ND AVE.,
## Meridian, MS 39301

814 22nd Avenue is an office/warehouse building built in 1911 with renovations in 1948 & 1968 and situated on a 0.89 acre lot. The property is comprised of a single-story building consisting of 32,852 square feet, and presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.

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# Meridian, Mississippi

Meridian is a historic city located in eastern Mississippi, near the Alabama border. Its central location makes it easily accessible from major cities like Birmingham, Alabama; New Orleans, Louisiana; and Memphis, Tennessee. Meridian has a diverse economy with roots in transportation, manufacturing, and healthcare. Historically, the city was a major railroad center, and while rail remains significant, modern industries such as manufacturing, particularly in automotive parts and aerospace, play a crucial role. The healthcare sector is also prominent, with several hospitals and medical facilities serving the region, making it a key employer in the area. Meridian is rich in history and offers various attractions for visitors. The city is home to popular landmarks such as the Mississippi Arts + Entertainment Experience (The MAX) and the historic Riley Center, a beautifully restored 19th-century opera house. Additionally, the nearby Bonita Lakes Park offers outdoor activities like hiking, fishing, and boating. Meridian's unique blend of history, industry, and culture makes it a notable destination in Mississippi, offering both residents and visitors a rich experience of Southern life.

# DEMOGRAPHIC SUMMARY

MERIDIAN, MS

## POPULATION

Meridian

**33,816**

State: Mississippi 2.94 Million

## MEDIAN AGE

Meridian

**37.9 years**

State: Mississippi 38.1 Years

## MEDIAN HOUSEHOLD INCOME

Meridian

**$32,797**

State: Mississippi $48,610

## 2023 STATISTICS

| | 2 Mile | 5 Mile | 10 Mile |
|---|---|---|---|
| Population 2023 | 18,404 | 37,245 | 56,468 |
| Total Households | 7,065 | 14,815 | 22,133 |
| Avg Household Size | 2.4 | 2.4 | 2.4 |
| Avg Household Income | $34,879 | $47,474 | $54,079 |

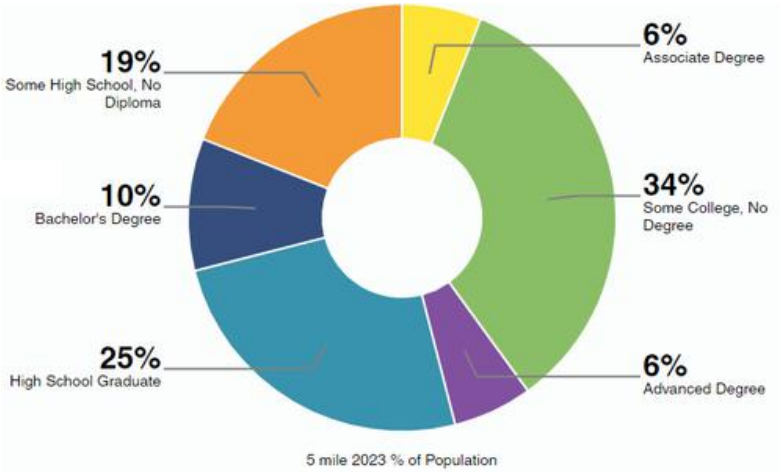
## ECONOMIC INDICATORS

**4.1%** Hernando County Unemployment Rate

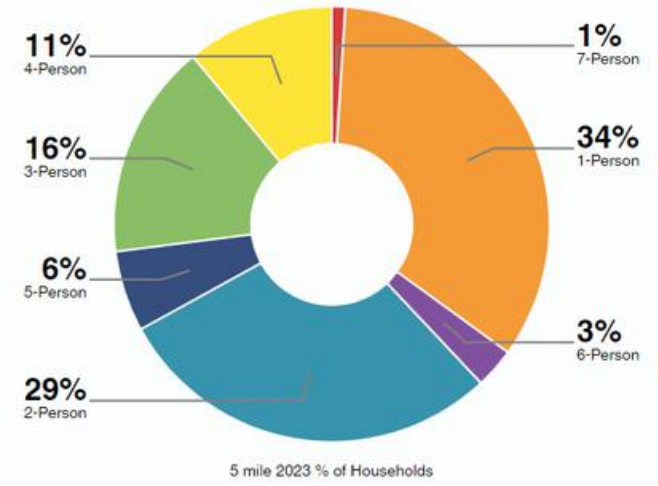
**4.1%** U.S. Unemployment Rate

## EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Mississippi at large.




## HOUSEHOLDS




Meridian

**14,774**

State: Mississippi 1.12 Million

**2.5**

Average Household Size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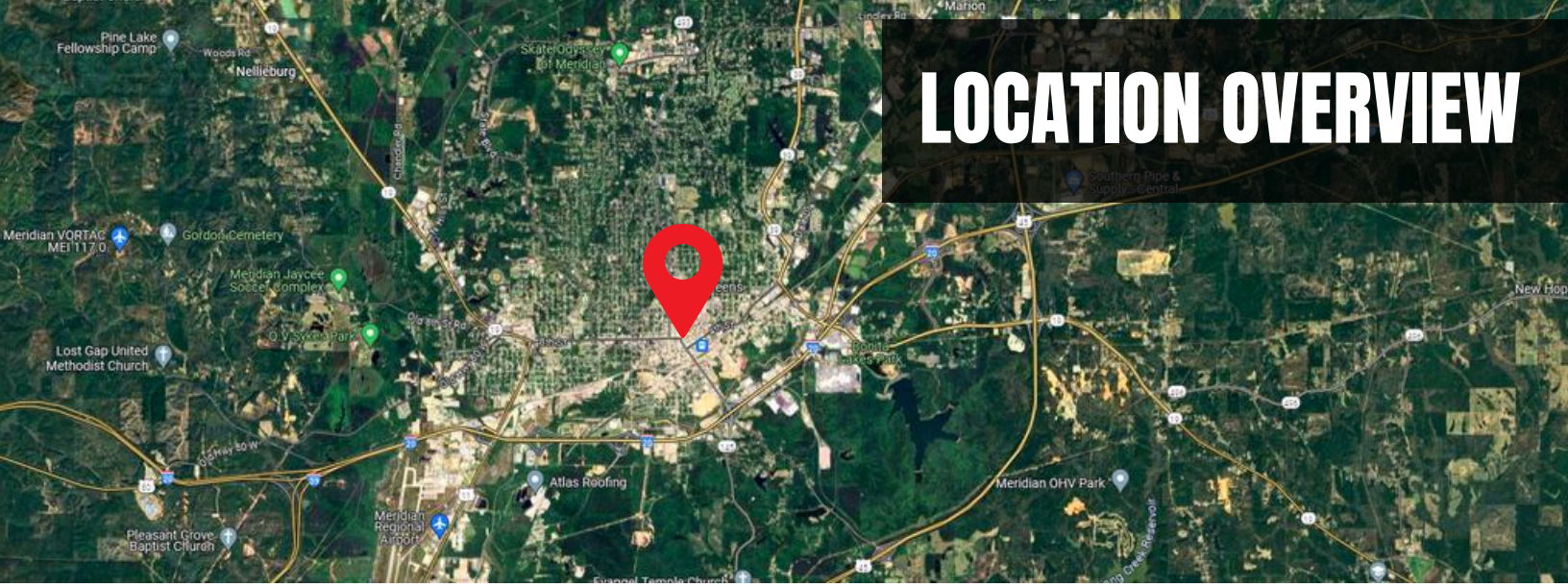



# LOCATION OVERVIEW

## HIGHWAY ACCESS

**Interstate 20 (I-20):** Runs east-west and connects Meridian to major cities such as Jackson, Mississippi (to the west), and Birmingham, Alabama (to the east). I-20 is a crucial corridor for cross-country travel and freight movement, making Meridian an important stop along the route.

**Interstate 59 (I-59):** Runs northeast-southwest, merging with I-20 in Meridian for a significant portion of the route. I-59 provides direct access to New Orleans, Louisiana (to the southwest), and Chattanooga, Tennessee (to the northeast), further enhancing Meridian's connectivity.

**U.S. Highway 11 (US 11):** Parallels I-59 and serves as an alternative route through the region. US 11 runs from New Orleans, Louisiana, to the Canadian border, passing through Meridian, and offering access to smaller towns and rural areas.

**U.S. Highway 80 (US 80):** Also parallels I-20 and connects Meridian to eastern and western parts of the state, extending from Texas to Georgia. US 80 historically played a vital role in regional transportation and continues to serve local traffic.

## AIRPORT PROXIMITY

**Meridian Regional Airport (MEI):** Located approximately 3 miles southwest of downtown Meridian, MEI is the primary airport serving the city. It offers commercial flights, primarily operated by United Airlines through a regional carrier, connecting to hubs like Dallas/Fort Worth International Airport (DFW).

**Jackson-Medgar Wiley Evers International Airport (JAN):** Located approximately 90 miles west of Meridian in Jackson, Mississippi. As the largest airport in Mississippi, JAN offers a broader range of commercial flights to major cities across the US, including Atlanta, Houston, and Charlotte.

**Birmingham-Shuttlesworth International Airport (BHM):** Located approximately 150 miles east of Meridian in Birmingham, Alabama, BHM serves as a hub for multiple airlines and provides more options for travelers looking for non-stop flights to destinations across the country.

**Hattiesburg-Laurel Regional Airport (PIB):** Located approximately 90 miles south of Meridian, near Hattiesburg, Mississippi provides flights primarily through American Airlines to hubs like Dallas/Fort Worth International Airport.

# SITE OVERVIEW

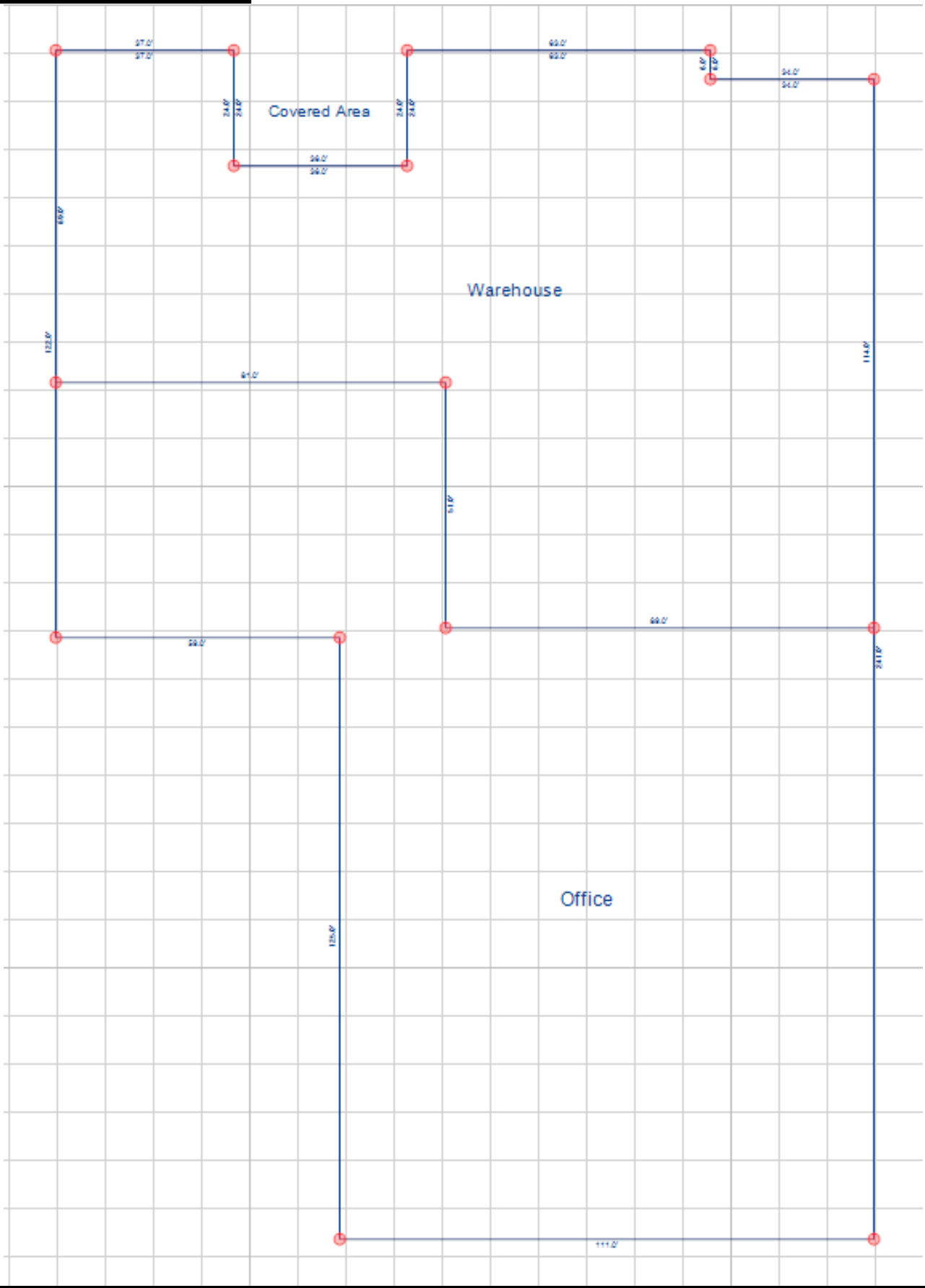
## SITE

| | |
|---|---|
| Property Type: | Office/Warehouse |
| Zoning: | B-5 (Central Business District) |
| Year Built/Renovated: | 1911/1948 & 1968 |
| Total SF: | +/-32,852 SF |
| | Office Space: +/-19,000 SF |
| | Warehouse Space: +/-14,000 SF |
| Stories: | 1 |
| Total Acreage: | 0.8939 |
| Foundation: | Concrete Slab |
| Roof: | Pitched & Flat |
| Wet Sprinkler System | |

# PARCEL MAP

9th St
Jeanis
Meridian Star
Newsstand
22nd Ave
Constitution Ave
Southern Home
Care Agency
Aida's African
Hair Braiding
Fundamental Nutrition
Health food store
BSA Scout Shop
8th St

# FLOOR PLAN

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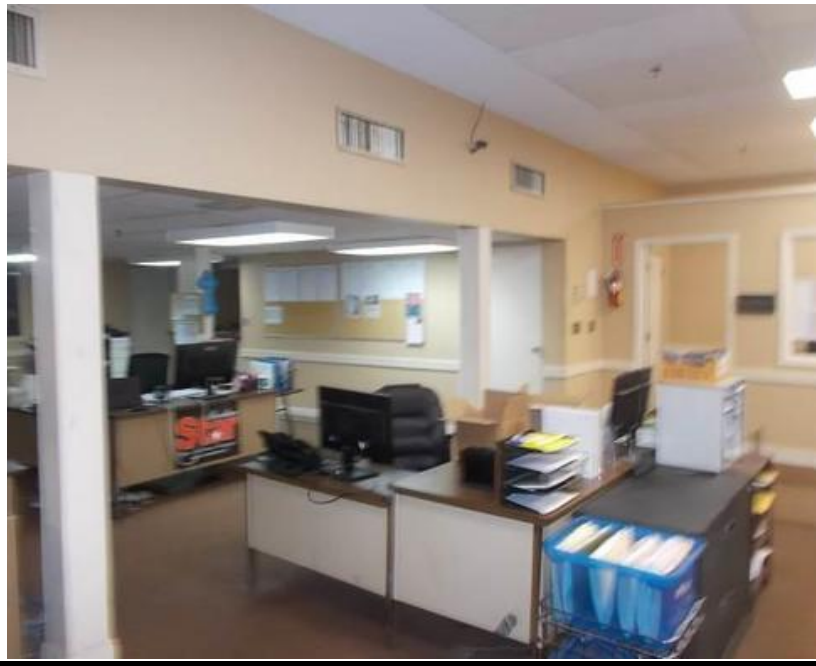
EXIT



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