

OFFICE BUILDING FOR LEASE

CITY MARKET

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101 W WASHINGTON ST, RIDGELAND, MS 39157

Matt Benton
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PROPERTY DESCRIPTION

2nd floor Class A corner office suite offers a professional and modern work environment. Ideal for businesses seeking a prestigious location. Open floor plan featuring 11 ft. ceilings, lots of natural light, restroom, and break area

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (MG)
Number of Units:	4
Available SF:	1,794 SF
Lot Size:	6,610 SF
Building Size:	8,235 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	42	295	1,628
Total Population	110	811	4,215
Average HH Income	\$123,265	\$116,535	\$110,957

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ADDITIONAL PHOTOS

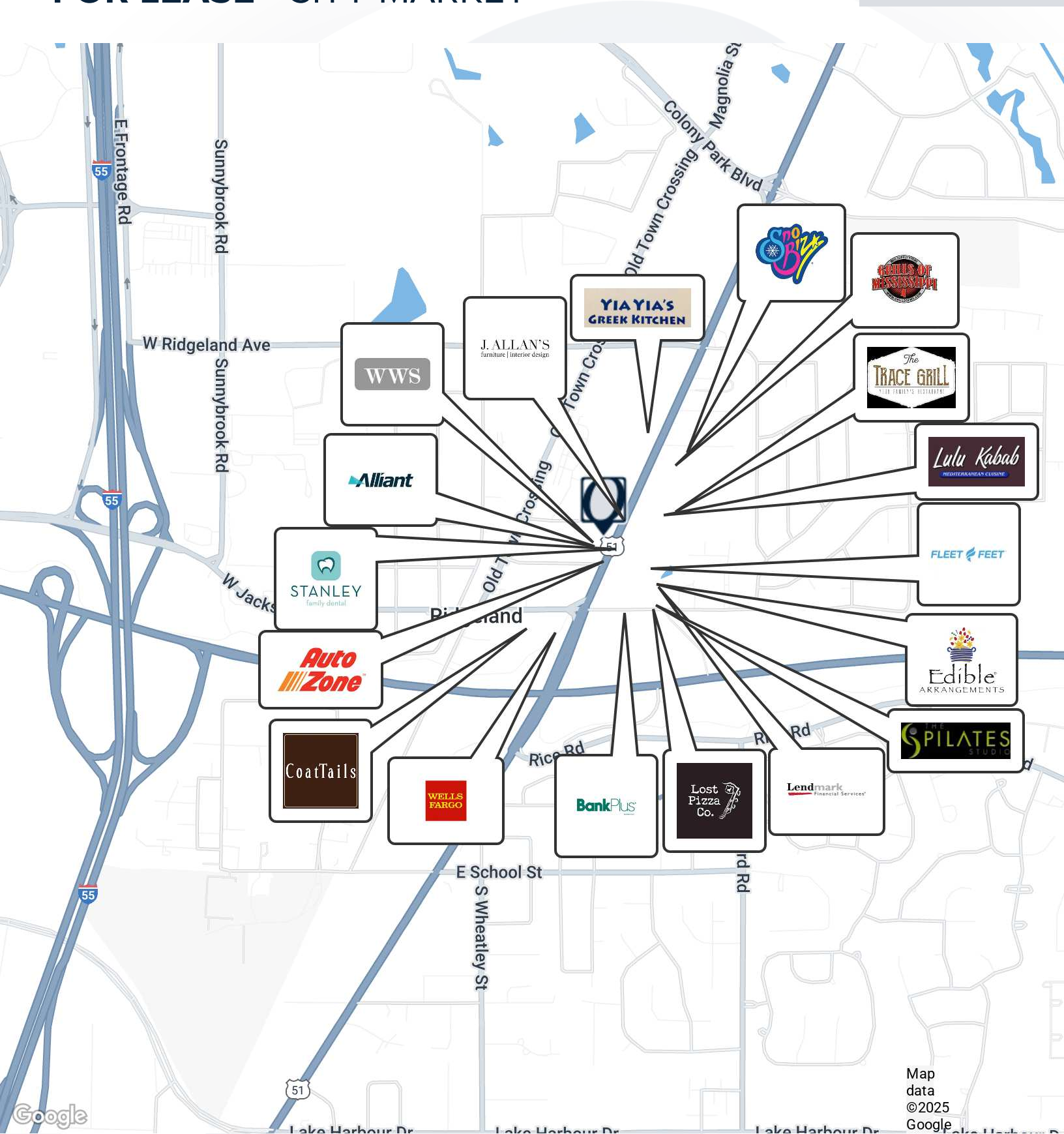


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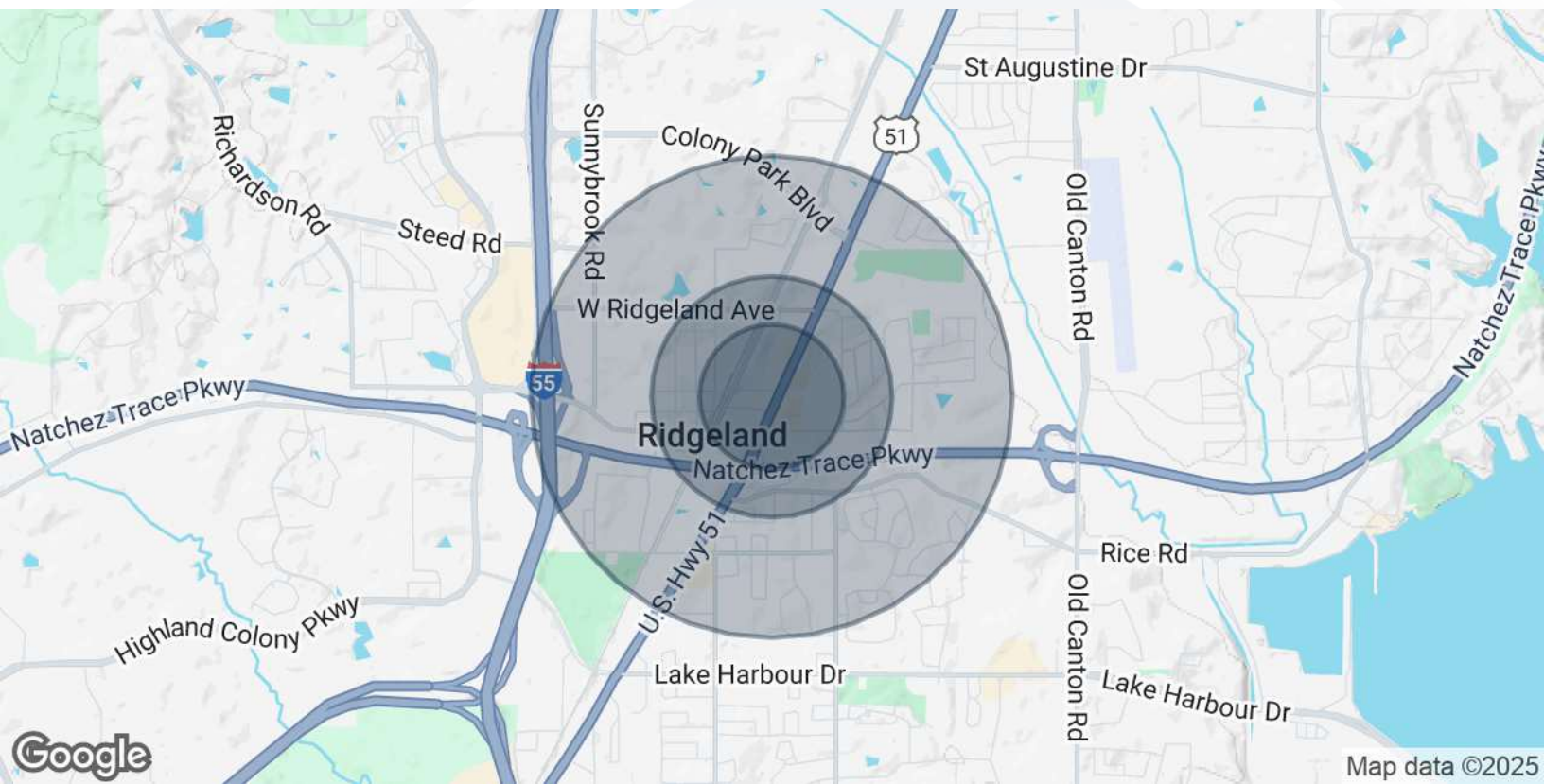
LOCATION MAP



Map data ©2025 Google

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	110	811	4,215
Average Age	48	48	44
Average Age (Male)	45	45	42
Average Age (Female)	51	51	46
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	42	295	1,628
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$123,265	\$116,535	\$110,957
Average House Value	\$278,773	\$277,086	\$259,388

Demographics data derived from AlphaMap

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PROFESSIONAL BACKGROUND

Active in commercial property development and leasing since 2012, Matt brings a fresh perspective to avenues of commercial opportunities available to investors. He and his wife May met in California and moved to Jackson in 2002. Excited and empowered about new business experiences, Matt has embraced change and established deep roots in Mississippi.

Working as a general contractor specializing in architectural signage, Matt has been the primary project manager for ten years before obtaining his real estate license to broaden his involvement in the industry. His commitment to the commercial real estate market and goals are to provide clients with the ability to maximize value in each real estate transaction and continue to establish ongoing relationships that sets Overby Commercial apart.

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