



NAI UCR Properties (UCR Properties, LLC) is a leading commercial real estate firm based in the Jackson metro area with complete real estate services in the office, retail, industrial, land and investment sectors. NAI Global is the single largest, most powerful global network of owner-operated commercial real estate brokerage firms. NAI Global Member firms, leaders in their local markets, are actively managed to work in unison and provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 300 offices strategically located throughout North America, Latin America, Europe and Asia Pacific, with over 5,100 local market professionals, managing over 1.1 billion square feet of property.

All information furnished regarding property for sale or lease are from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

660 Katherine Drive, Suite 402
Jackson, MS 39232
601 981 6800 tel
ucrproperties.com



307 South Pearson Road

307 South Pearson Road
 Pearl, Mississippi 39208

Property Overview

NAI UCR Properties is pleased to present 307 S. Pearson Road for sale or lease. This 3,344 SF, Flex/Office, potentially Retail, Value-Add property is ready for customization to suit your vision and need. The property is located 1/4 mile from Interstate 20 and is visible from S. Pearson Rd. The property is located in a heavily traveled retail corridor. Its strategic location in Pearl, a highly sought-after area, enhances its allure and investment appeal. With a solid foundation, ample space, and favorable zoning, this property is perfectly poised to accommodate the diverse needs of office/flex user or investor seeking to establish a thriving presence within this dynamic and growing market.

Offering Summary

Sale Price:	\$240,000
Building Size:	3,344 SF
Available SF:	
Lot Size:	0.29 Acres

For More Information

Micah McCullough, CCIM, SIOR

O: 601 981 6800 x301
 micah@ucrproperties.com | MS #B-18980

Alex Wilson

O: 601 981 6800 x304
 alex@ucrproperties.com | MS #22859

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Location Information

Building Name	307 South Pearson Road
Street Address	307 South Pearson Road
City, State, Zip	Pearl, MS 39208
County	Rankin

Building Information

Building Size	3,344 SF
Tenancy	Single
Number of Floors	1
Year Built	1986
Framing	Wood
Exterior	Good Condition
Number of Buildings	1
Ceilings	Need replacement
Floor Coverings	None

Property Information

Property Type	Flex/Retail
Loading	One (1) Grade-Level Roll-Up Door
Zoning	C-2
Lot Size	0.29 Acres

Parking & Transportation

Easement	Recorded Easements through Waffle House Parking Lot.
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Utilities

Restrooms	Plumbing in place, need renovation.
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