



PROPERTY DESCRIPTION

Boasting a prominent location on Old Square Road, this office/retail/warehouse property offers amazing accessibility off the Interstate 55 corridor for the retail user with amazingly rare dock high access and storage across the back of the building. The spacious layout and versatile floor plan with glass fronting onto Old Square Road provide an ideal canvas for creating a captivating retail and/or office environment-this checks all the boxes for that FLEX user! Embrace the potential to curate a dynamic retail space that captivates customers and drives business success in this prime Jackson location.

PROPERTY HIGHLIGHTS

- Prominent location on Old Square Road in Jackson
- High visibility with great vehicle traffic for retail and street retail investors
- Strategic position for establishing a retail presence
- Spacious layout and versatile floor plan allowing this to work well for that FLEX space user

OFFERING SUMMARY

Sale Price:	\$1,025,000
Lot Size:	0.65 Acres
Building Size:	12,318 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	352	1,162	4,034
Total Population	696	2,245	8,615
Average HH Income	\$89,612	\$79,401	\$84,577

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FOR SALE RETAIL/WAREHOUSE/FLEX SPACE

ADDITIONAL PHOTOS

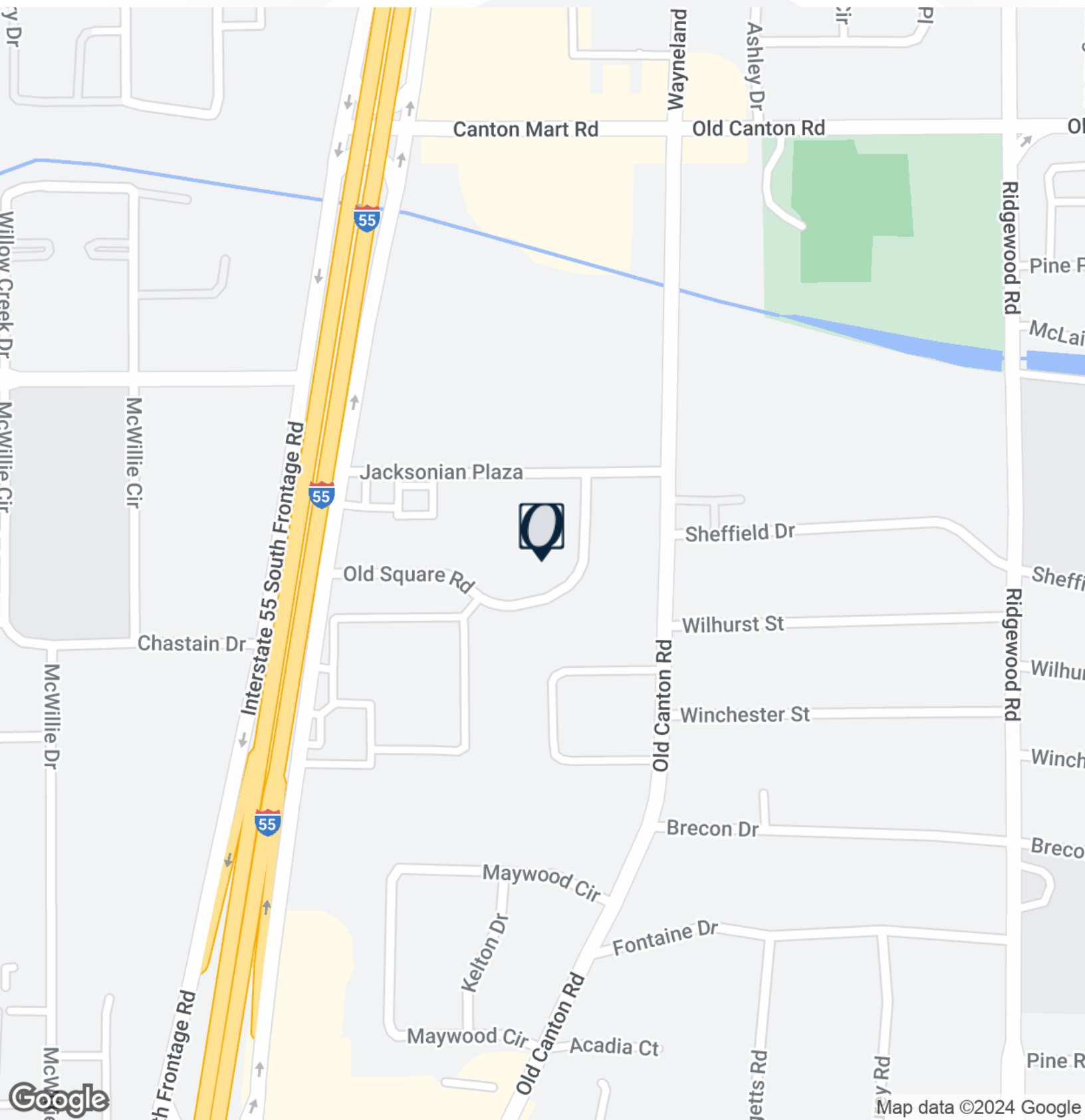


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LOCATION MAP



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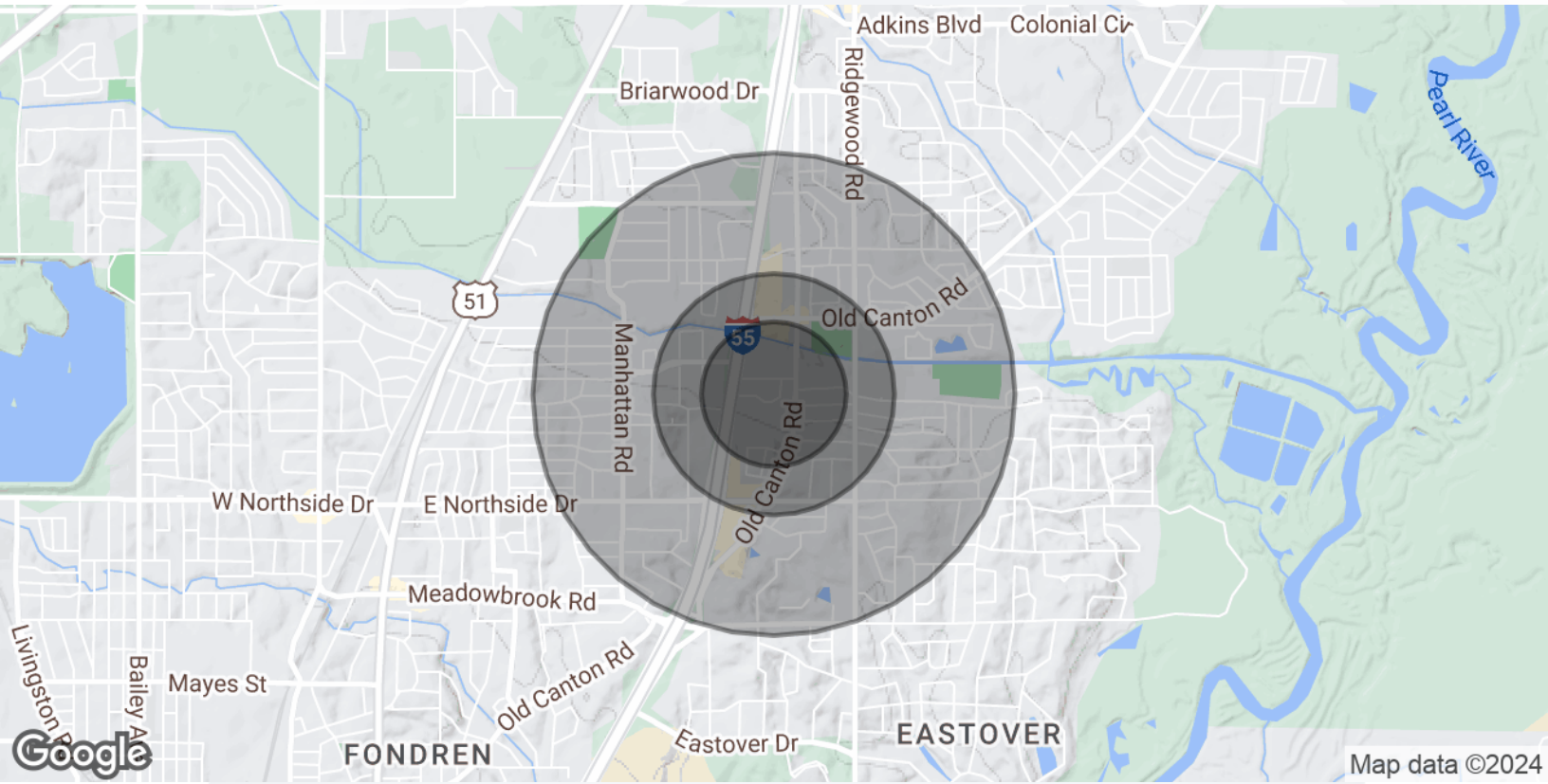


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FOR SALE RETAIL/WAREHOUSE/FLEX SPACE

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	696	2,245	8,615
Average Age	38	37	38
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	352	1,162	4,034
# of Persons per HH	2	1.9	2.1
Average HH Income	\$89,612	\$79,401	\$84,577
Average House Value	\$249,555	\$222,733	\$230,701

Demographics data derived from AlphaMap

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