

OFFICE BUILDING FOR LEASE



# 2508 LAKELAND DRIVE

## FLOWOOD, MS 39232

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## PROPERTY DESCRIPTION

Fronting Lakeland Drive with exposure to over 50,000 vehicles daily, this highly visible single-story brick office building offers exceptional accessibility, strong branding potential, and one of the area's most generous parking ratios. The 11,587 SF building features 9,606 SF currently available, configured for efficient general office use with large private offices, multiple conference rooms, open workspace, file storage, and a dedicated break area. Surface parking provides a 5.87:1,000 ratio, with additional land available to expand parking if needed. On-building signage is available, making this an ideal opportunity for professional or service-oriented firms seeking a prominent Flowood address.

## PROPERTY HIGHLIGHTS

- Lakeland Drive frontage with 50,000+ vehicles daily
- 9,606 SF available in 11,587 SF single-story brick building
- 5.87:1,000 surface parking ratio with room to expand
- On-building signage opportunity
- Efficient layout with private offices and conference rooms
- Open workspace, break area, and dedicated storage
- Prime Flowood location near retail, medical, and dining

## OFFERING SUMMARY

<b>Building Size:</b>	11,587 SF
<b>Available SF:</b>	9,606 SF
<b>Year Built:</b>	2001
<b>Year Renovated:</b>	2020
<b>Space Available:</b>	9,606 SF
<b>Price Per Foot:</b>	\$22 SF (MG)
<b>Monthly Rent:</b>	\$17,611.00
<b>Parking Spaces:</b>	68
<b>Parking Ratio:</b>	5.87
<b>Zoning:</b>	C-2
<b>Traffic Count:</b>	51,000
<b>Market</b>	Jackson, MS
<b>Sub-market:</b>	Flowood, MS

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	582	38,988	117,054
<b>Total Population</b>	1,256	96,160	309,685
<b>Average HH Income</b>	\$95,941	\$66,016	\$62,709

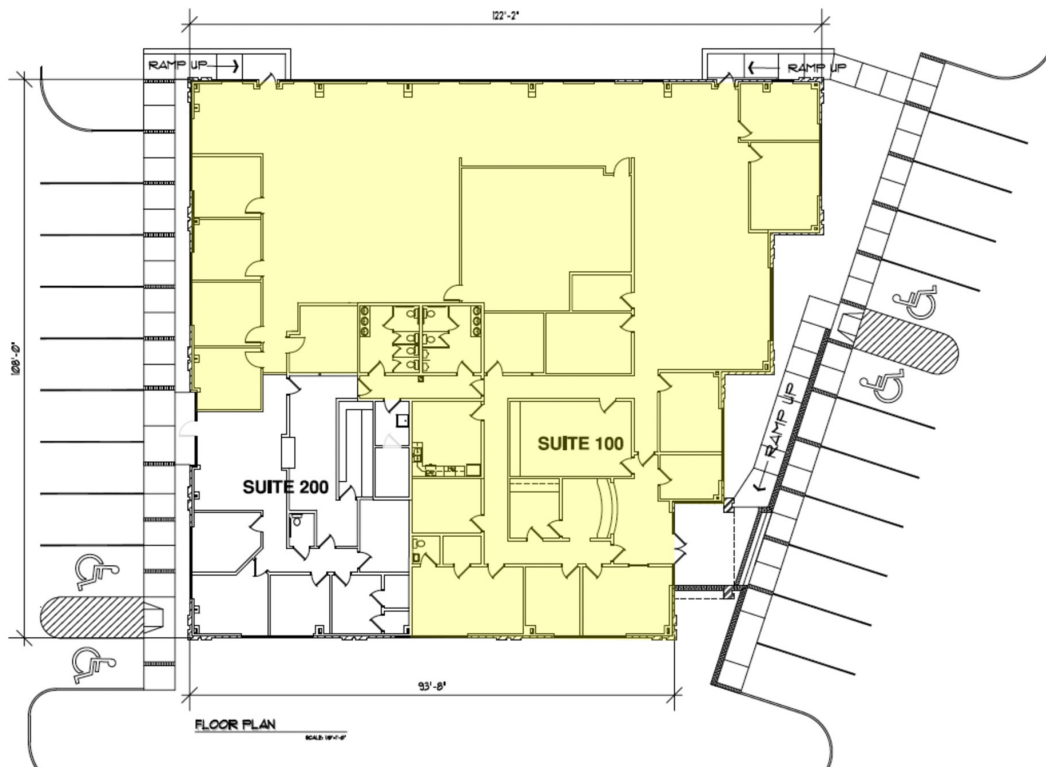
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ADDITIONAL PHOTOS



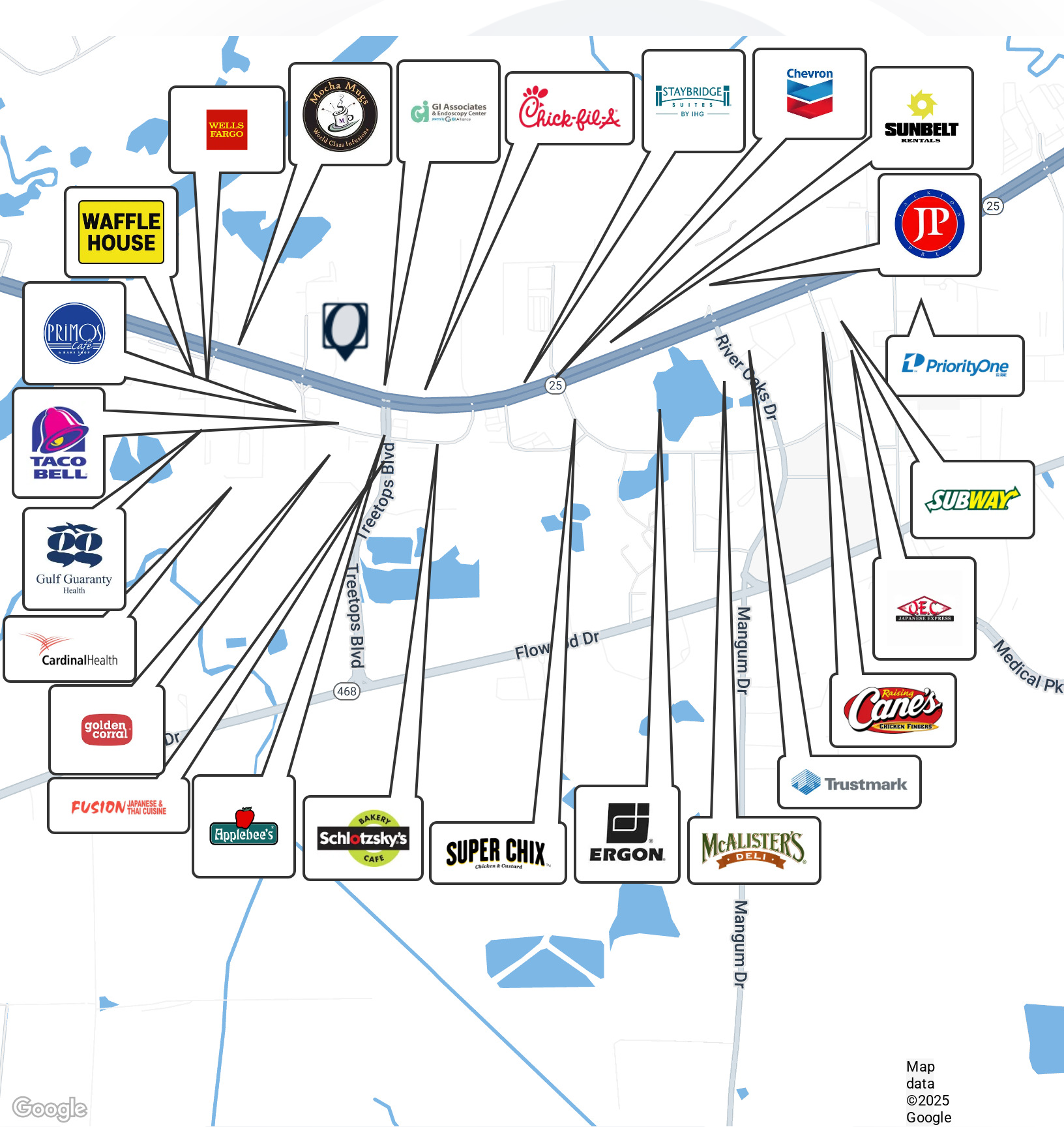
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LOCATION + RETAILER MAP



Map data ©2025 Google

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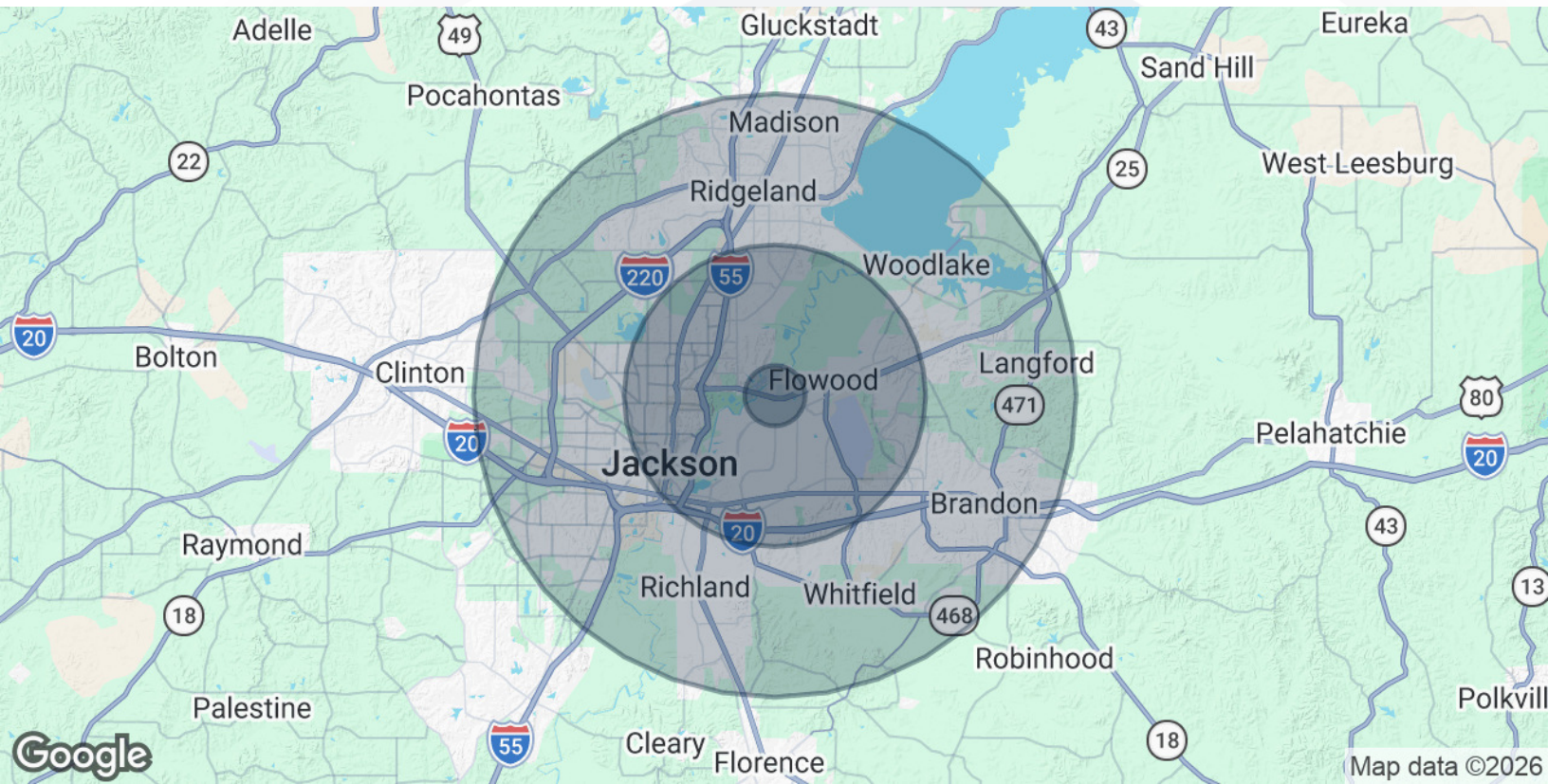
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,256	96,160	309,685
Average Age	36.2	33.5	34.0
Average Age (Male)	34.9	32.5	32.7
Average Age (Female)	37.4	34.5	35.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	582	38,988	117,054
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$95,941	\$66,016	\$62,709
Average House Value	\$276,083	\$196,026	\$171,915

2020 American Community Survey (ACS)

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