



FOR LEASE

NORTHEAST JACKSON OFFICE SPACE

11 NORTHTOWN DRIVE, JACKSON, MS 39211

Overby Commercial • 800 Woodlands Pkwy., Ste. 206 • Ridgeland, MS 39157 • 601.366.8511 • Overby.net



For More Information:

| | | |
|-------------------------------|-------------------|---------------------|
| Scott Overby, CCIM CPM | 601.366.8511 x301 | scott@overby.net |
| Christopher Wilbourn | 601.963.8154 | chris@overby.net |
| Sterling McCool, CCIM | 601.366.8511 x312 | sterling@overby.net |

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EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|------------------|----------------------------|
| Building Size: | 11,544 SF |
| Stories: | 2 |
| Year Built: | 1984 |
| Space Available: | 666 SF |
| Lease Rate: | \$750.00 per month (MG) |
| Zoning: | C-3 |
| Traffic Count: | 1,700 ADT |
| Market: | Jackson, MS |

PROPERTY OVERVIEW

11 Northtown consist of two, french acadian style buildings and include such features as an open courtyard, large porches, and beautiful landscaping throughout. Monument signage available for all tenants, and ample parking is available for all employees, customers, and clients.

Conveniently located in northeast Jackson, just off Old Canton Road, this office complex provides great access to all of the major thoroughfares in the metro area.

AVAILABLE SPACES

| SPACE | LEASE RATE | SIZE (SF) |
|-------|-----------------|-----------|
| 100 | \$750 per month | 666 SF |

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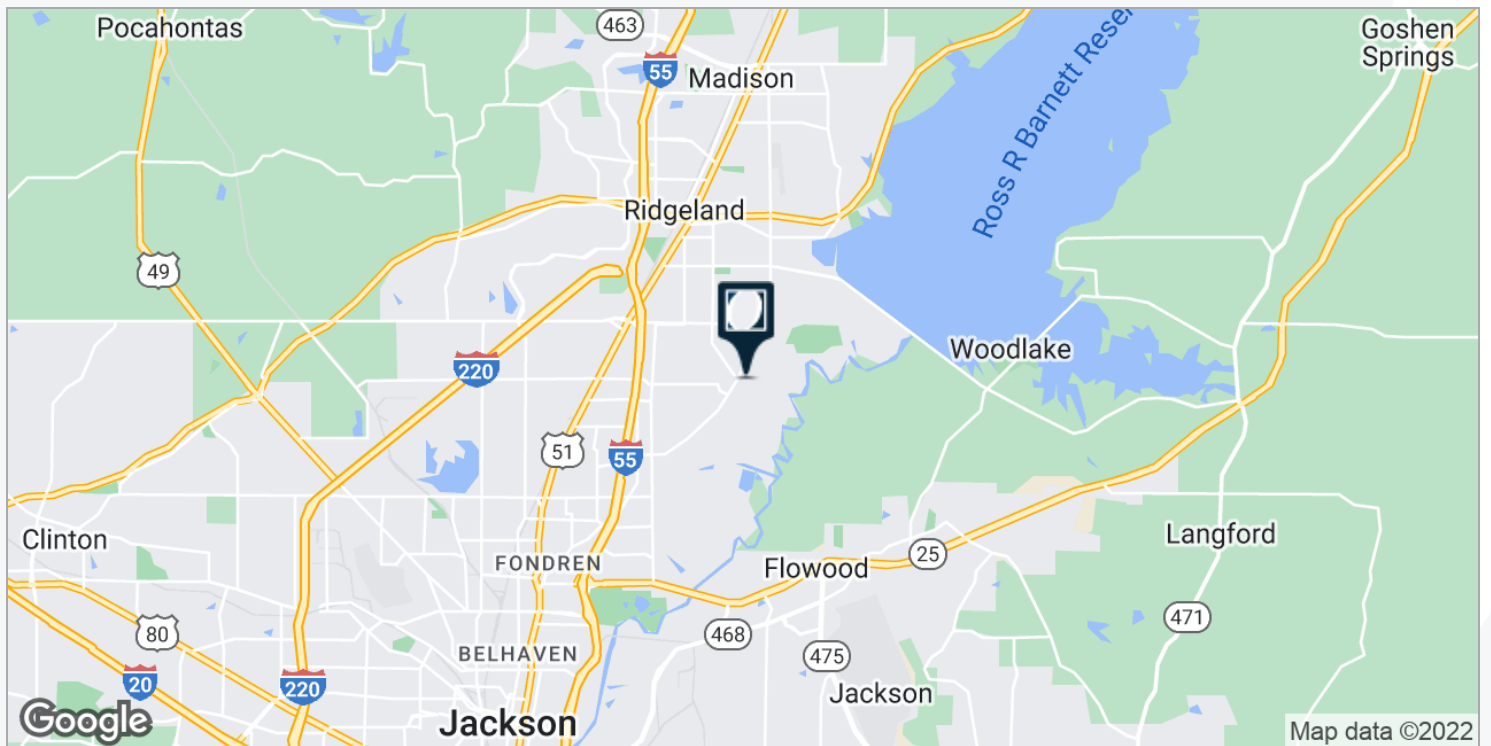
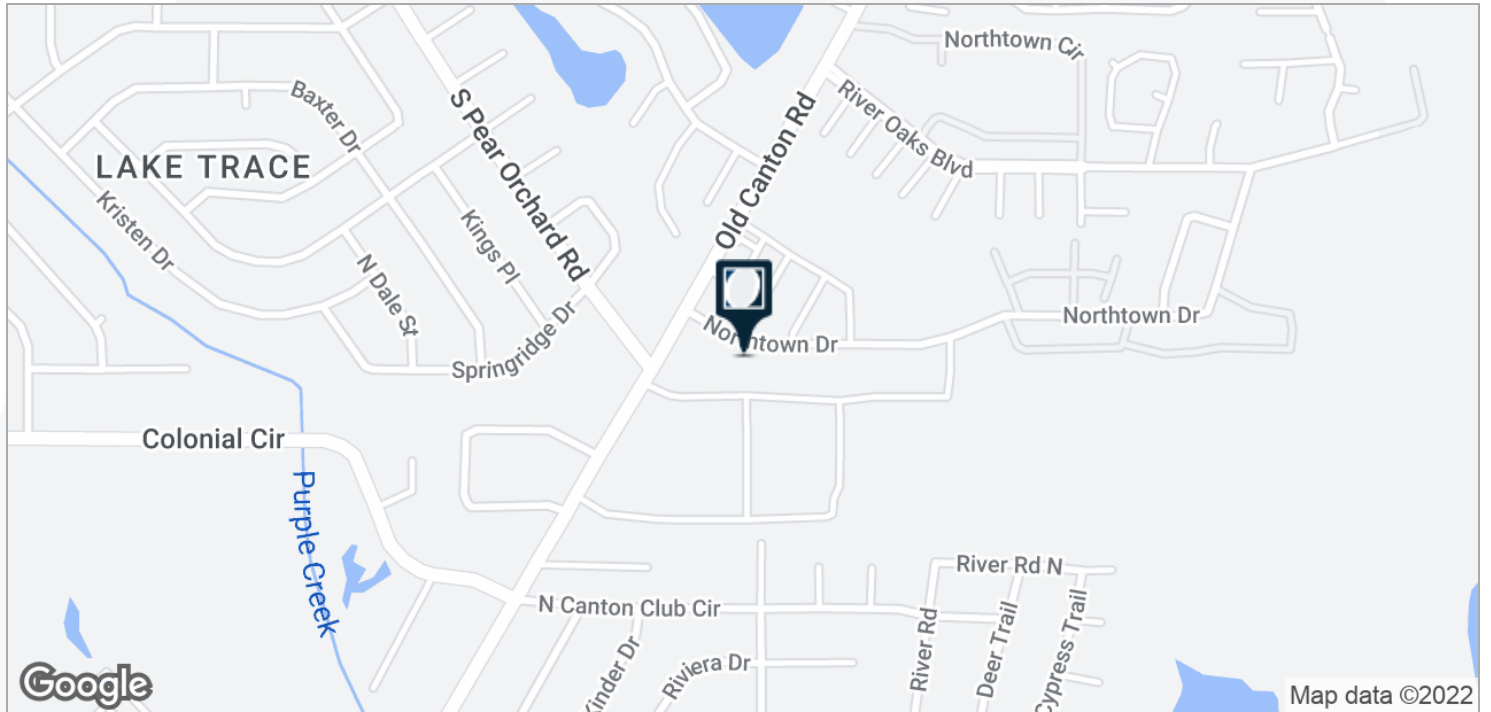
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LOCATION MAPS



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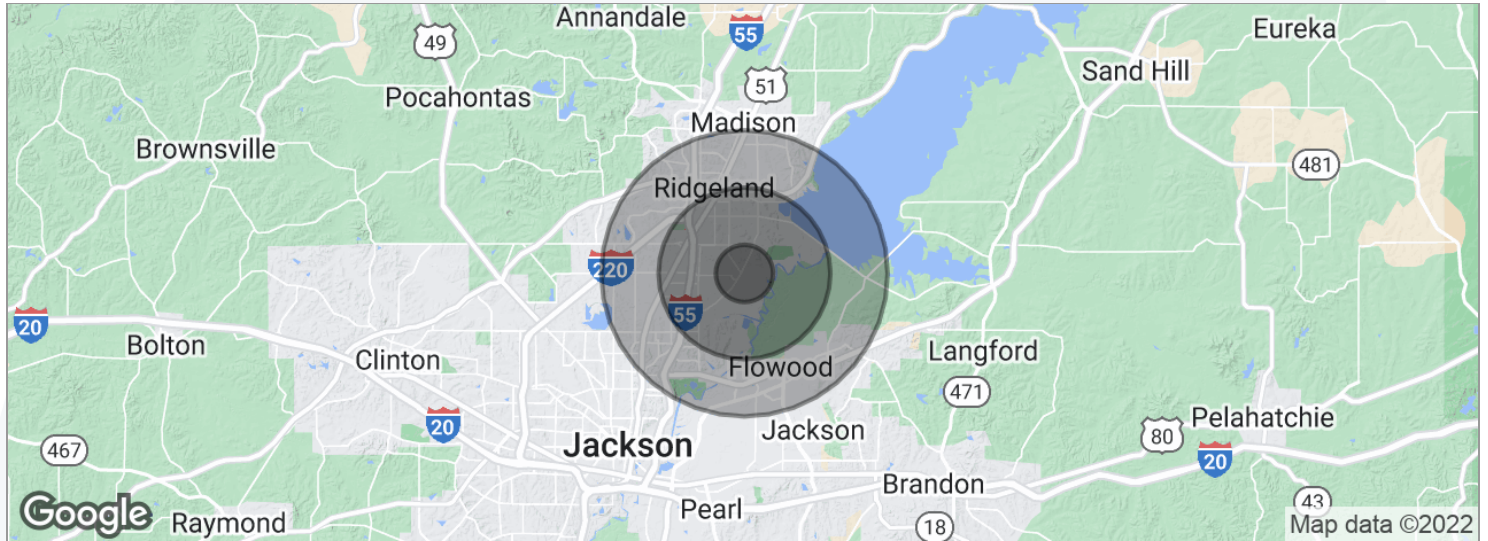
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DEMOGRAPHICS MAP



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total population | 6,485 | 49,130 | 97,339 |
| Median age | 34.8 | 33.3 | 34.4 |
| Median age (Male) | 34.2 | 32.2 | 33.5 |
| Median age (Female) | 35.0 | 34.2 | 35.3 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 2,737 | 21,399 | 40,431 |
| # of persons per HH | 2.4 | 2.3 | 2.4 |
| Average HH income | \$77,323 | \$72,428 | \$73,211 |
| Average house value | \$213,448 | \$213,477 | \$216,385 |

* Demographic data derived from 2020 ACS - US Census

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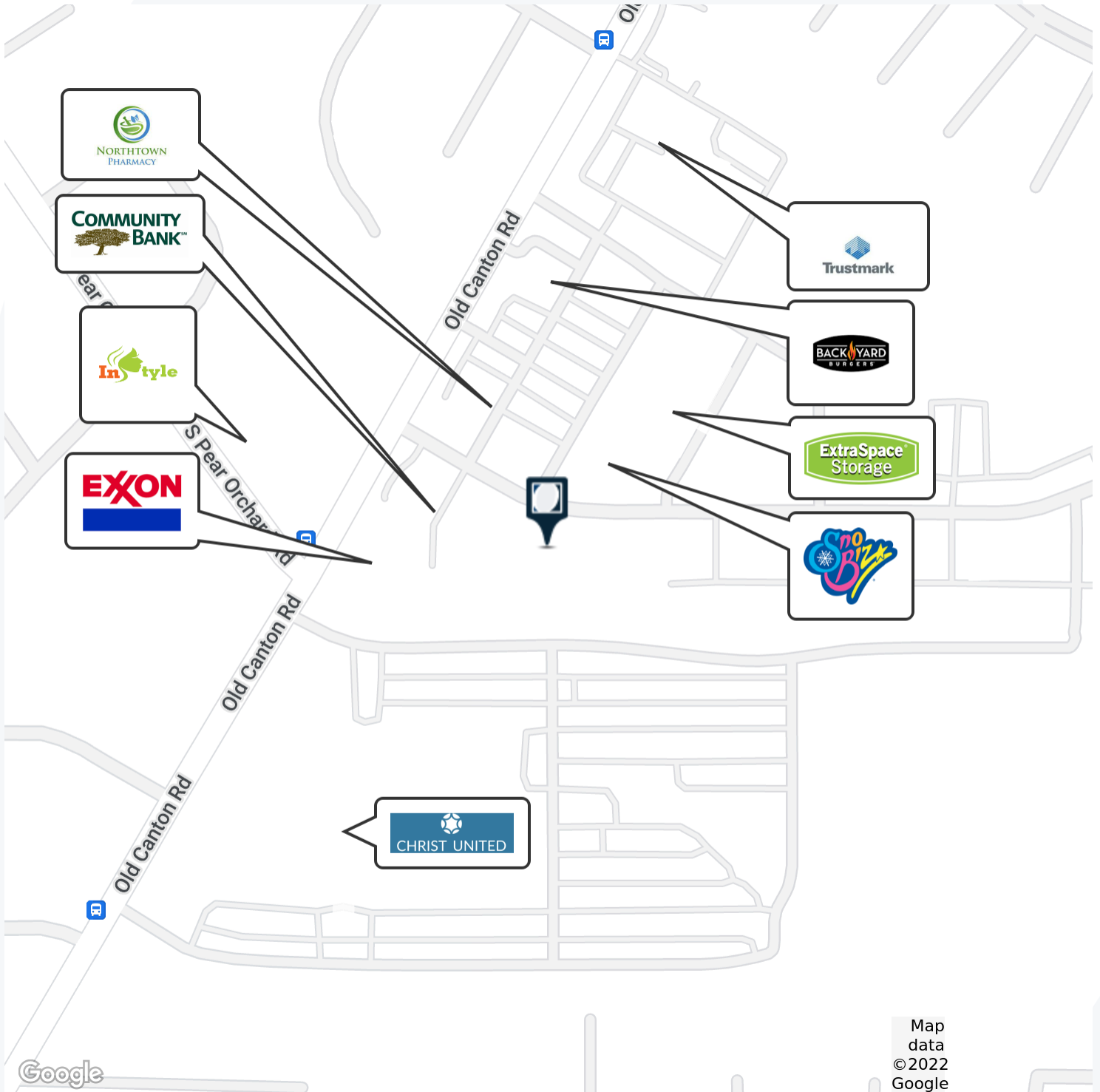
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RETAILER MAP



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ADVISOR BIO 2



CHRISTOPHER WILBOURN

REALTOR® | Overby, Inc.

chris@overby.net

Direct: 601.963.8154 | **Cell:** 601.291.2291

MS #S-55274

PROFESSIONAL BACKGROUND

Chris is a proud, born and raised Mississippian. A graduate of Mississippi State University, Chris has considerable work and life experiences building a creative foundation for his real estate career. Serving as a Combat Medic Specialist in the U.S. Army and a Purser for Delta Air Lines, Chris acquired diverse leadership, customer service, and conflict resolution skills uniquely positioning him for a career in real estate.

Upon moving to Jackson in 2019, Chris joins Overby Commercial with over 10 years of customer service and sales experience. While not working to find your perfect property, Chris continues in his passion to serve others by volunteering with various local and national organizations. He devotes much of his time to the Human Rights Campaign where he currently serves as the Co-chair for the Federal Club on the steering committee.

EDUCATION

Mississippi State University, Bachelor of University Studies, Political Science, 2021

Overby

P.O. Box 4644
Jackson, MS 39296
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