

OFFICE BUILDING FOR LEASE



THE FONDREN BUILDING

605 DULING AVENUE, JACKSON, MS 39216

Sterling McCool, CCIM
Broker Associate
601.366.8511 x312
sterling@overby.net





United LLC

PROPERTY DESCRIPTION

Discover exceptional office spaces for lease at 605 Duling Ave in Jackson, MS. Located in a prime commercial area, these offices offer a professional and functional environment for businesses. With its unique blend of art, culture, and entrepreneurship, Fondren is perfect for the businesses seeking a vibrant and thriving community. The neighborhood boasts a bustling retail scene, acclaimed restaurants, and a lively arts district, creating ample opportunities for networking, collaboration, and attracting customers. Fondren's central position within Jackson, MS, ensures convenient access to major transportation routes, making it easily reachable for employees and clients.

OFFERING SUMMARY

Lease Rate:	\$20.04 SF/yr (Full Service)
Available SF:	497 SF
Building Size:	10,949 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	206	820	3,191
Total Population	453	1,741	6,731
Average HH Income	\$66,797	\$60,023	\$57,156

SPACES	LEASE RATE	SPACE SIZE
Suite 212	\$20.04 SF/yr	497 SF

Sterling McCool, CCIM
 Broker Associate
 601.366.8511 x312
 sterling@overby.net



FOR LEASE THE FONDREN BUILDING

LOCATION MAP



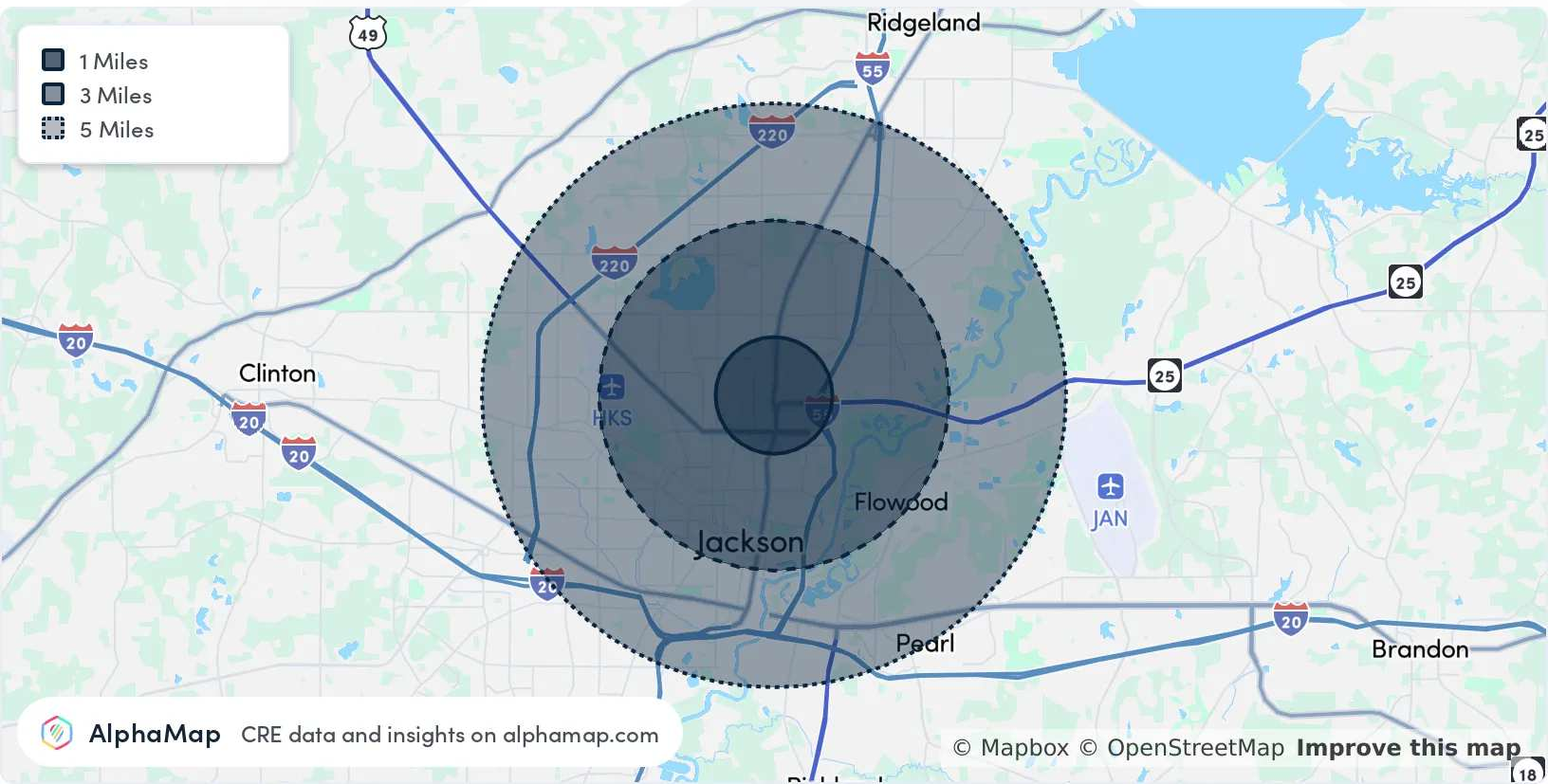
Map data ©2025 Google

Sterling McCool, CCIM
Broker Associate
601.366.8511 x312
sterling@overby.net



FOR LEASE THE FONDREN BUILDING

AREA ANALYTICS



AlphaMap CRE data and insights on alphamap.com

© Mapbox © OpenStreetMap [Improve this map](#)

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,520	47,336	93,438
Average Age	39	41	40
Average Age (Male)	38	39	38
Average Age (Female)	40	42	41
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,717	21,726	40,552
Persons per HH	2	2.2	2.3
Average HH Income	\$66,710	\$55,858	\$58,340
Average House Value	\$279,985	\$191,402	\$180,796
Per Capita Income	\$33,355	\$25,389	\$25,365

Sterling McCool, CCIM
 Broker Associate
 601.366.8511 x312
sterling@overby.net





STERLING MCCOOL, CCIM

Broker Associate

sterling@overby.net

Direct: **601.366.8511 x312** | Cell: **601.624.3227**

MS #49678

PROFESSIONAL BACKGROUND

Sterling is a third generation real estate professional and second generation auctioneer in the state of Mississippi. He provides commercial real estate services to clients ranging from small local investors to Fortune 500 companies across the Southeast with over 300 transactions and counting.

Earning the coveted CCIM (Certified Commercial Investment Member) designation, Sterling was named as a Top 50 Under 40 Business Leader in the state by Mississippi Business Journal as well as Realtor of the Year by the Mississippi Commercial Association of Realtors (MCAR) and Community Champion by Mississippi Realtors for exceptional contributions towards improving communities throughout the state.

Sterling has recently served as President of both Central Mississippi Realtors and Mississippi Commercial Association of Realtors and was recently elected to serve as Treasurer for the Mississippi CCIM Chapter. He values the opportunity to volunteer for organizations impacting our community and the real estate profession.

Passionate for the outdoors, he enjoys trail running, kayaking, and skiing, but prefers any time spent with his wife, two children, and two dogs.

EDUCATION

Mississippi State University - Bachelor of Business Administration - Business Management

MEMBERSHIPS

- Treasurer - 2026 - Mississippi CCIM Chapter
- Awarded - 2024 - National Commercial Award - National Association of Realtors
- President - 2024 - Central Mississippi Realtors
- Awarded - 2023 - Under 40 Award - Mississippi Association of Realtors
- President - 2023 - Mississippi Commercial Association of Realtors
- President Elect - 2023 - Central Mississippi Realtors
- President Elect - 2022 - Mississippi Commercial Association of Realtors
- First Vice President - 2022 - Central Mississippi Realtors
- Awarded - 2021 Top 50 Under 40 - Mississippi Business Journal
- Director - 2020-21 Board of Directors - Central Mississippi Realtors
- Awarded - 2019 Community Champion - Mississippi Association of Realtors
- Member - Mississippi CCIM Chapter
- Member - Mississippi Commercial Association of Realtors
- Member - Mississippi Agricultural, Industrial, & Commercial Realtors
- Member - Mississippi Association of Realtors
- Member - National Association of Realtors

Overby
P.O. Box 4644
Jackson, MS 39296
601.366.8600

Sterling McCool, CCIM
Broker Associate
601.366.8511 x312
sterling@overby.net

