



**FOR SALE**

## COMMERCIAL BUILDING IN JACKSON

4105 ROBINSON ROAD, JACKSON, MS 39209

**SALE PRICE: \$55,000.00**

Overby Commercial • 800 Woodlands Pkwy., Ste. 206 • Ridgeland, MS 39157 • 601.366.8511 • [Overby.net](http://Overby.net)



*For More Information:*

**Paul Gonwa, ALC** 601.214.7985 [paul@overby.net](mailto:paul@overby.net)



# COMMERCIAL BUILDING IN JACKSON MISSISSIPPI

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## PROPERTY INFORMATION

### PROPERTY DESCRIPTION

Commercial property located on a high traffic, signalized intersection at the corner of U S Hwy 80 and Robinson Road. This high visibility building has a large, open room in front with two bathrooms. Numerous storage rooms and large room which could be set up as a kitchen in the back. Easy access to I-20 and I-220. Six off street parking spaces. Lamar billboard lease and easement are not included.

Building size: 2,944 square feet

2023 property taxes: \$2,189

Hwy 80 traffic count: 17,000 ADT

Robinson Street traffic count: 13,000 ADT

### LOCATION

From I-20 take Robinson Road north and the property will be on the left at the intersection of US Hwy 80 and Robinson Road next to Greater Mount Bethel Church. From I-220, go west towards Clinton to the light at Robinson Road. Turn left and then immediately turn immediately right.

### C80-C2 ZONING (LIMITED COMMERCIAL SUBDISTRICT)

- Any use permitted in the C80-C1 Restricted Commercial Subdistrict.
- Allows for a wide range of commercial activities including retail and service establishments.
- Restaurants, barber shops and salons, phone sales and service, coin laundry and dry cleaning, instructional services (music, drama, dance and similar facilities) and many other businesses.
- Numerous other business types allowed with a Use Permit.
- No cash checking or title pledge offices.

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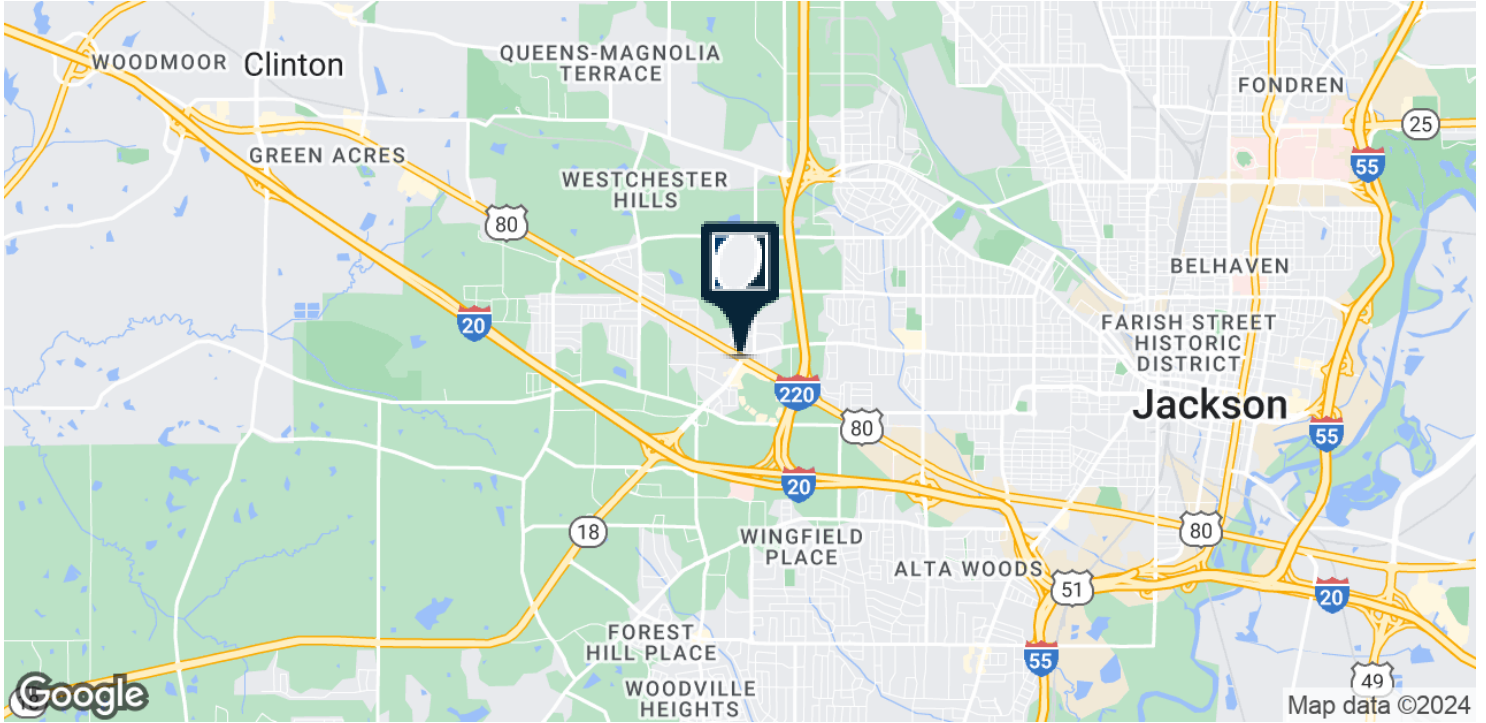
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## LOCATION MAP



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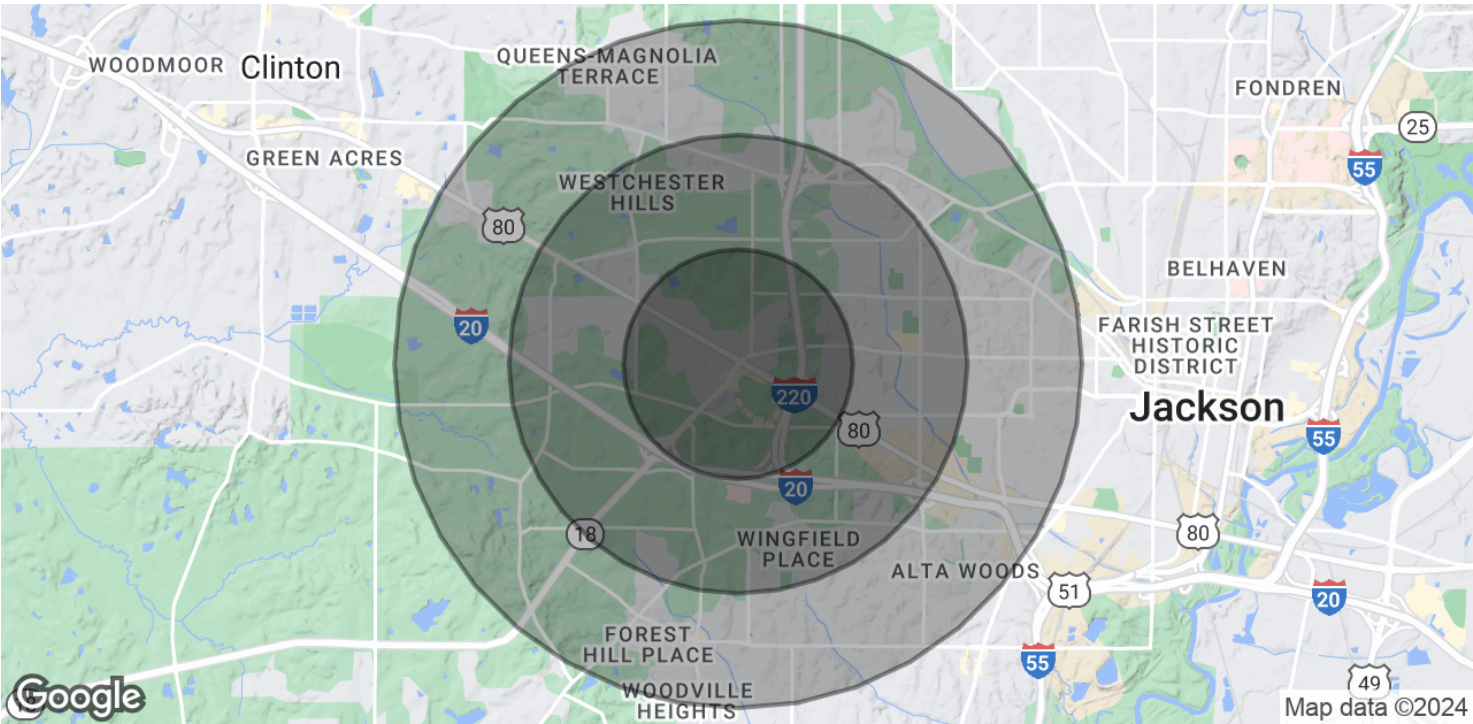
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## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE   | 2 MILES  | 3 MILES  |
|----------------------|----------|----------|----------|
| Total Population     | 3,464    | 18,904   | 46,453   |
| Average Age          | 26.6     | 32.0     | 31.6     |
| Average Age (Male)   | 20.0     | 31.2     | 30.4     |
| Average Age (Female) | 32.7     | 33.6     | 33.8     |
| HOUSEHOLDS & INCOME  | 1 MILE   | 2 MILES  | 3 MILES  |
| Total Households     | 1,790    | 9,013    | 20,989   |
| # of Persons per HH  | 1.9      | 2.1      | 2.2      |
| Average HH Income    | \$26,155 | \$29,867 | \$32,566 |
| Average House Value  | \$77,985 | \$57,760 | \$55,929 |

2020 American Community Survey (ACS)

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