



OXFORD, MS

404 ENTERPRISE  
DRIVE  
FOR SALE

CCM

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# OFFERING SUMMARY

This fully leased office space presents a unique investment opportunity in the thriving city of Oxford, MS. With all units currently occupied by stable tenants, this property offers immediate and reliable rental income. Located in a high-demand area (Oxford Commons), the building features modern amenities, ample parking, and excellent accessibility. Whether you're an experienced investor or new to commercial real estate, this well-maintained property provides a hands-off investment with strong cash flow potential. Don't miss the chance to own a profitable asset in a growing market.



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# PROPERTY HIGHLIGHTS

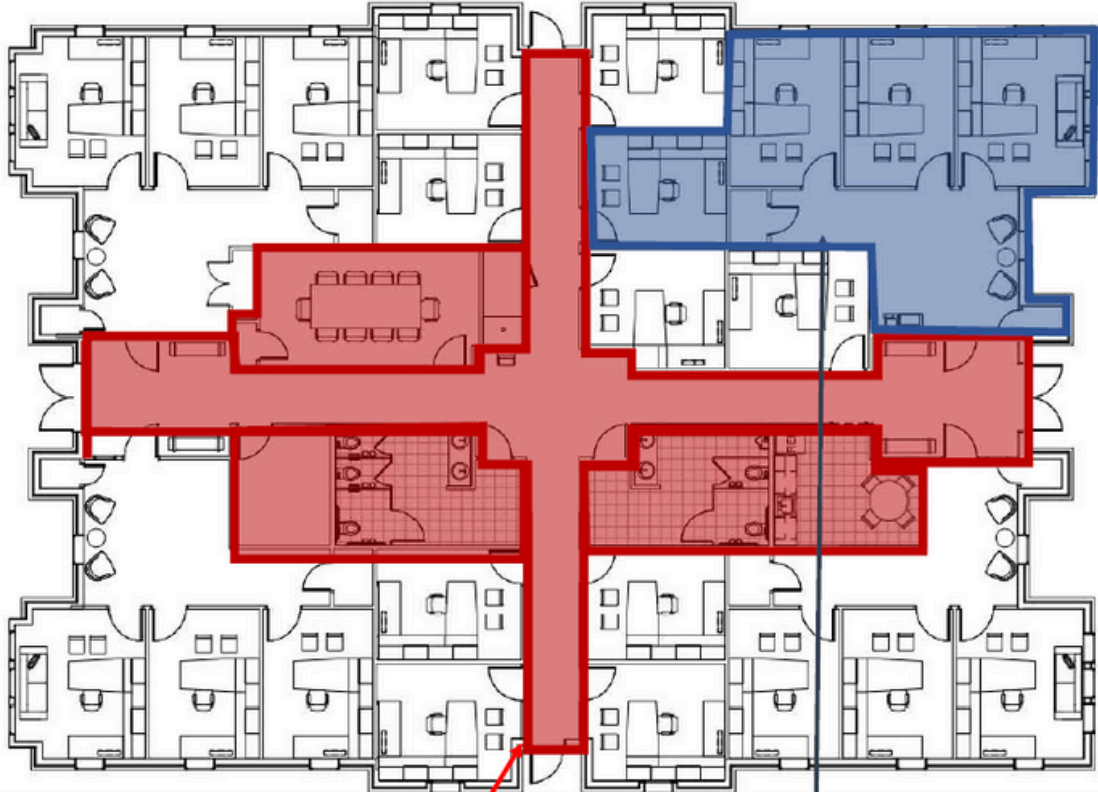
- 6,375 Square Feet
- 10 Suites ranging from 193 square feet to 3,000 square feet
- Fully Occupied
- NOI of \$148,163
- Ask Price: \$2,500,000



# BUILDING LAYOUT

404 Enterprise Drive, Oxford, MS 38655

Identification of Demised Premises and Common Areas



\*Total building planned for 6,390 square feet.

Common Areas: Outlined in Red Demised Premises: Outlined in Blue



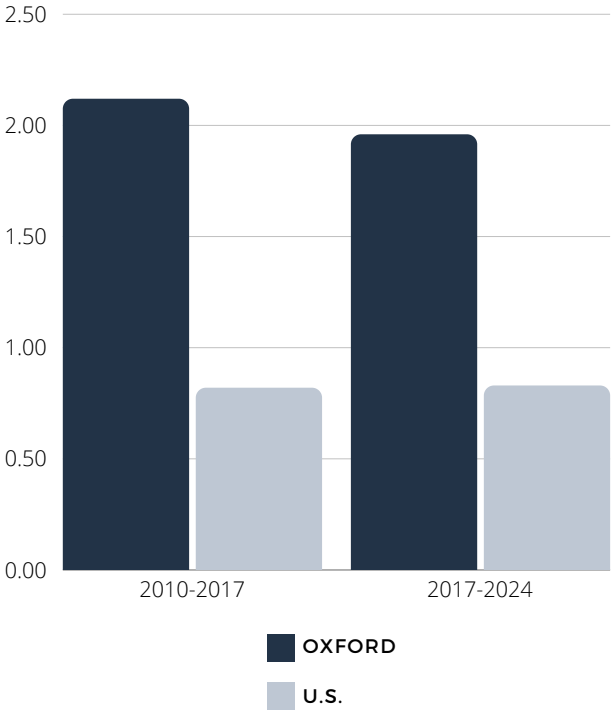
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# RENT ROLL

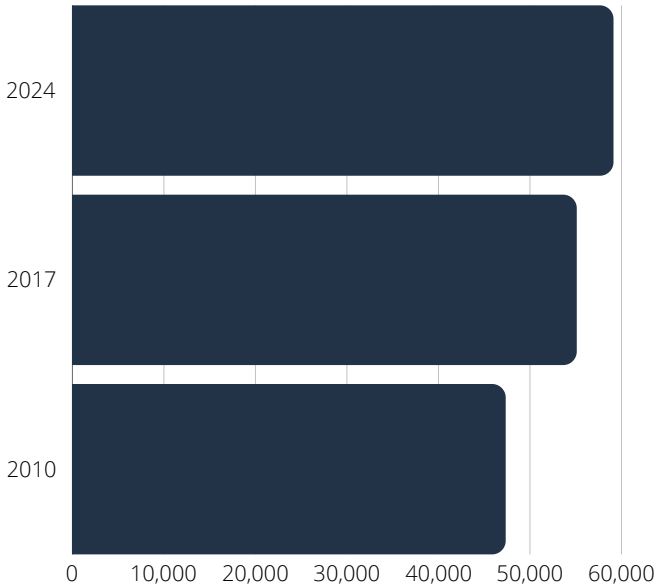
TENANT NAME	SQ. FOOTAGE	MONTHLY RENT	MONTHLY REIMB	TOTAL	EXPIRATION
Guaranty Bank	1102	\$2,106	\$487	\$2593	05/31/2028
Edward Jones	1106	\$1935	\$487	\$2,422	05/31/2028
Oxford Specialty Clinic	2959	\$5624	\$1303	\$6,927	02/28/2026
Citizens Bank	193	\$700	\$0	\$700	12/31/2025
Gumtree Mortgage	220	\$600	\$0	\$600	MTM
Guaranty Bank	399	\$761	\$0	\$761	05/31/2028
AD Medical Consulting	396	\$1300	\$0	\$1300	05/01/2025
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TOTAL	6,375	\$13,026	\$7,901	\$20,927	

# DEMOGRAPHIC REPORT

### % ANNUAL POPULATION GROWTH



### POPULATION BY YEAR



- OXFORD RANKED #8 OUT OF 550 U.S. MICROPOLITANS IN ECONOMIC STRENGTH IN 2020, THE HIGHEST RANKED IN THE SOUTH
- SINCE 2010, LAFAYETTE COUNTY HAS GAINED 6,400 RESIDENTS RESULTING IN A 13.61% POPULATION INCREASE.



# MACRO OVERVIEW



# SITE OVERVIEW



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# PROPERTY PICTURES



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# IMAGES



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# LEGAL DISCLAIMER

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