



# 4680 INTERSTATE 55 NORTH FRONTAGE ROAD

**FOR SALE**

4680 INTERSTATE 55 NORTH FRONTAGE ROAD  
JACKSON, MS 39211



## OFFERING SUMMARY

<b>Sale Price:</b>	\$849,900
<b>Building Size:</b>	4,186 SF
<b>Available SF:</b>	
<b>Lot Size:</b>	0.52 Acres
<b>Number of Units:</b>	1
<b>Price / SF:</b>	\$203.03
<b>Year Built:</b>	2017
<b>Renovated:</b>	2024
<b>Zoning:</b>	C

## PROPERTY OVERVIEW

This 4,186 SF property has been fully renovated in 2024 and is currently available. The building features a showroom, multiple private offices, a conference room, break room, two restrooms, and a rear warehouse with a roll-up door. Located on North Frontage Rd. with direct access to I-55, the space is move-in ready and designed to accommodate a variety of business uses.

## PROPERTY HIGHLIGHTS

- \*4,186 sq. ft. fully renovated in 2024
- \*Modern showroom with excellent visibility
- \*Multiple private offices + conference room
- \*Spacious break room and 2 restrooms
- \*Rear warehouse with roll-up door for storage/deliveries
- \*Prime location on North Frontage Rd. with easy access to I-55
- \*Move-in ready with flexible layout for a variety of businesses



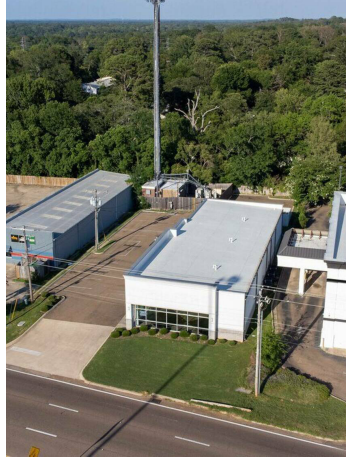
**ADAM SAVAGE**  
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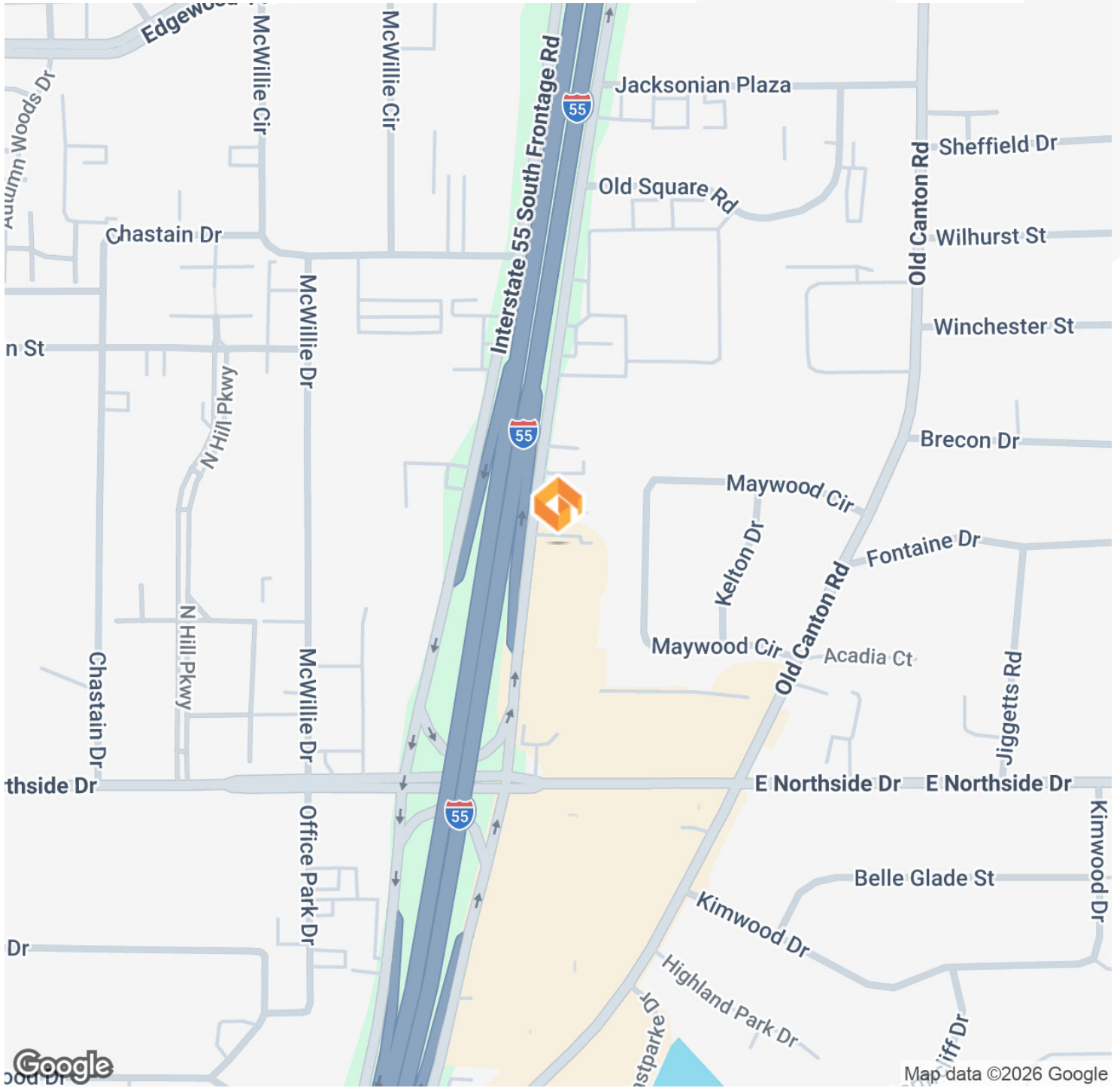
667 HIGHWAY 51 SUITE A | RIDGELAND, MS 39157 | 601.953.8371 | TRIHELM.COM



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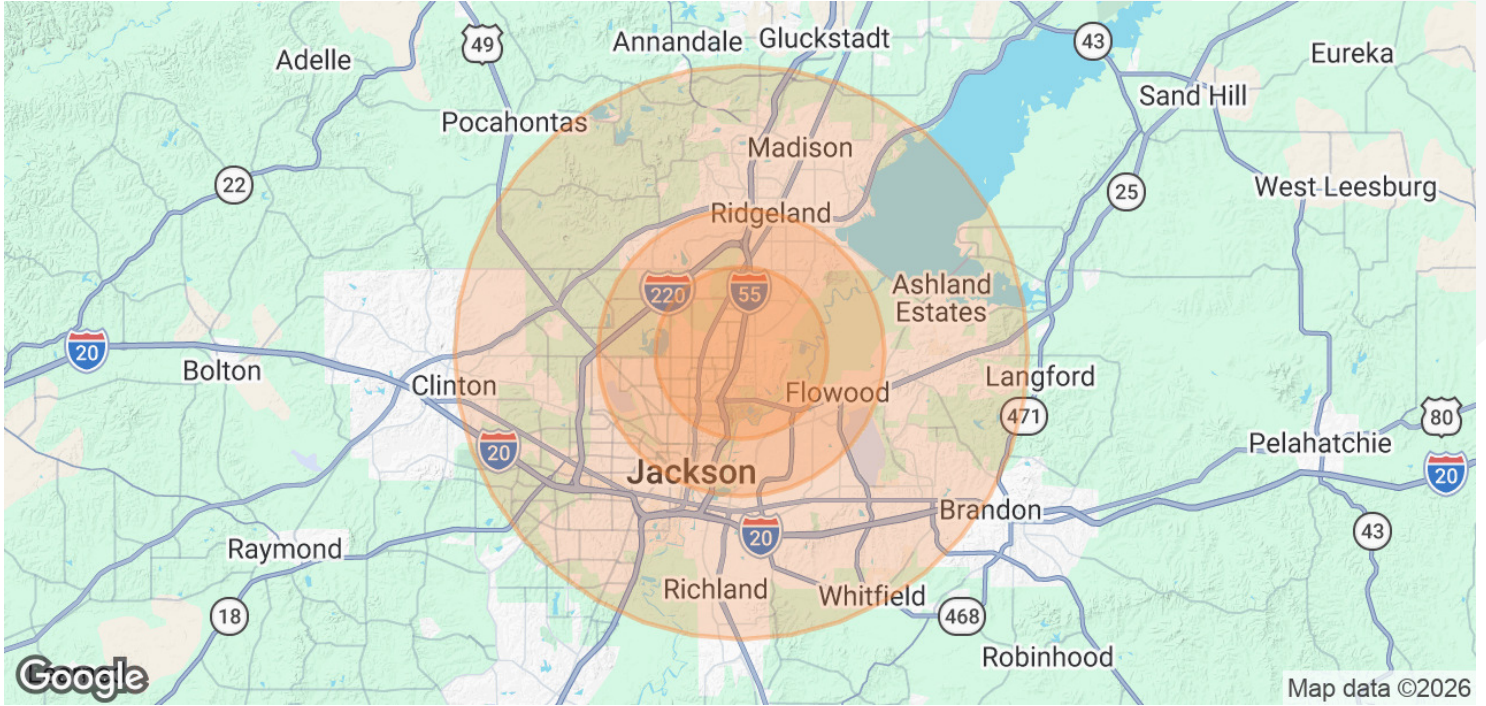
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POPULATION	10 MILES	5 MILES	3 MILES
<b>Total Population</b>	283,497	99,797	49,863
<b>Average Age</b>	38.0	36.8	37.8
<b>Average Age (Male)</b>	36.7	35.7	36.0
<b>Average Age (Female)</b>	39.1	37.6	38.9
HOUSEHOLDS & INCOME	10 MILES	5 MILES	3 MILES
<b>Total Households</b>	113,970	43,980	21,568
<b># of Persons per HH</b>	2.5	2.3	2.3
<b>Average HH Income</b>	\$85,056	\$72,200	\$81,336
<b>Average House Value</b>	\$231,608	\$211,161	\$233,134

2023 American Community Survey (ACS)



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