

OFFICE BUILDING FOR LEASE

BEL AIR SHOPPING CENTER

1999 HIGHWAY 80 WEST JACKSON, MS 39204



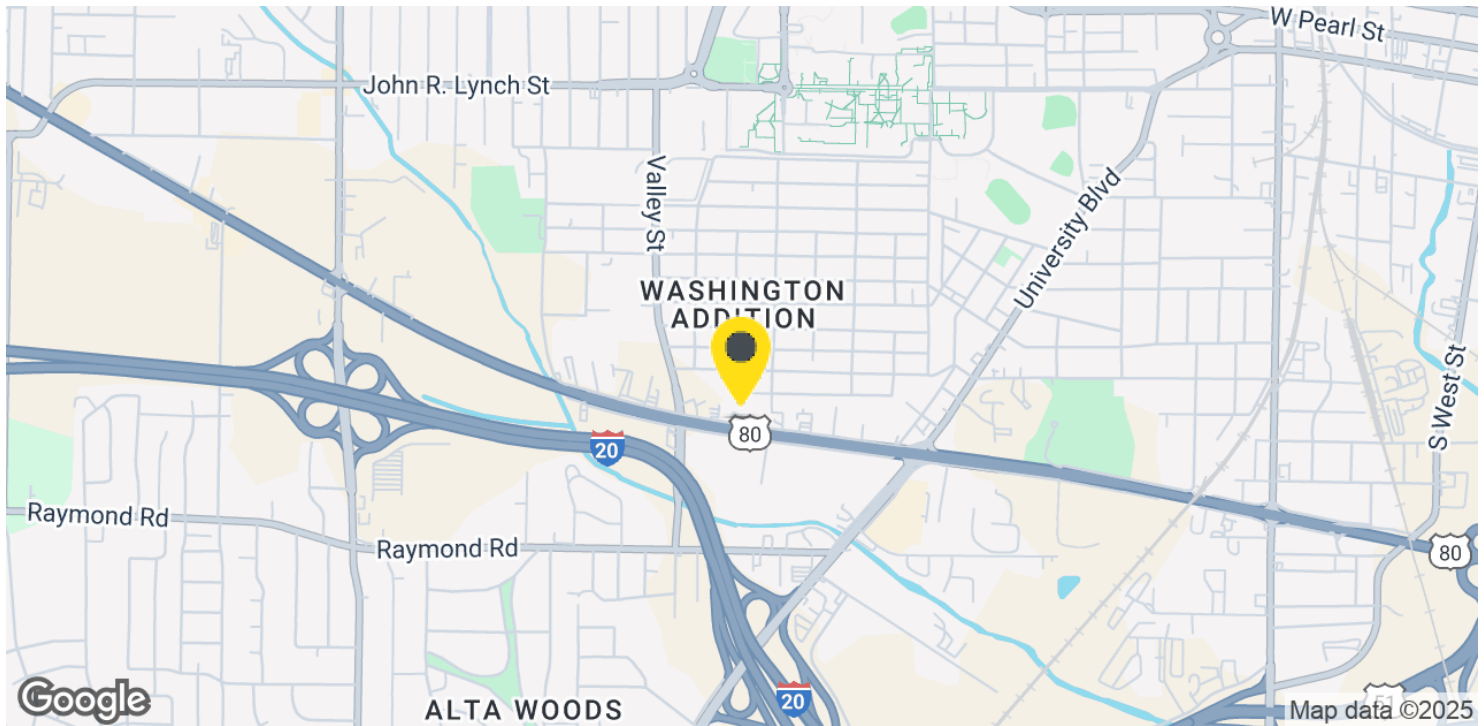
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PROPERTY DESCRIPTION

Discover a leasing opportunity at 1999 Highway 80 West in Jackson, MS. This architecturally property offers high visibility from Highway 80, complete with a spacious parking lot for convenient customer and employee access. Inside, the flexible open floor plan, high ceilings, and ample natural light create a welcoming environment suitable for a variety of businesses. Strategically located with easy access to major transportation routes, this property provides an ideal combination of style and practicality. Don't miss the chance to elevate your business in this prime location.

PROPERTY HIGHLIGHTS

- High visibility from Highway 80
- Spacious parking lot with easy access for customers and employees
- Flexible open floor plan to accommodate various business needs
- High ceilings and ample natural light for a welcoming environment
- Central location with convenient access to major transportation routes

OFFERING SUMMARY

Lease Rate:	\$1,000.00 per month (MG)
Available SF:	1,638 SF
Lot Size:	2.694 Acres
Building Size:	32,394 SF

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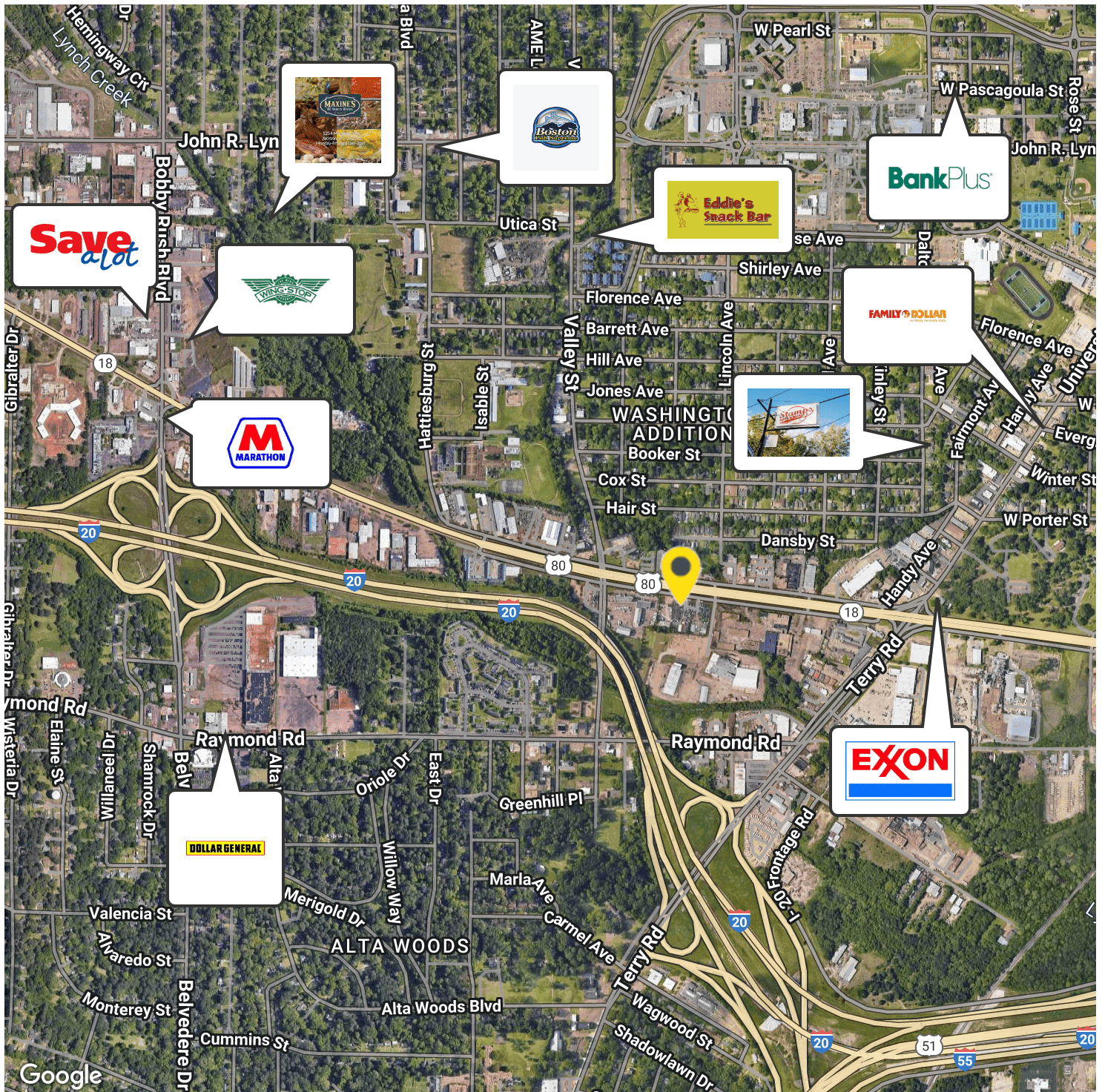
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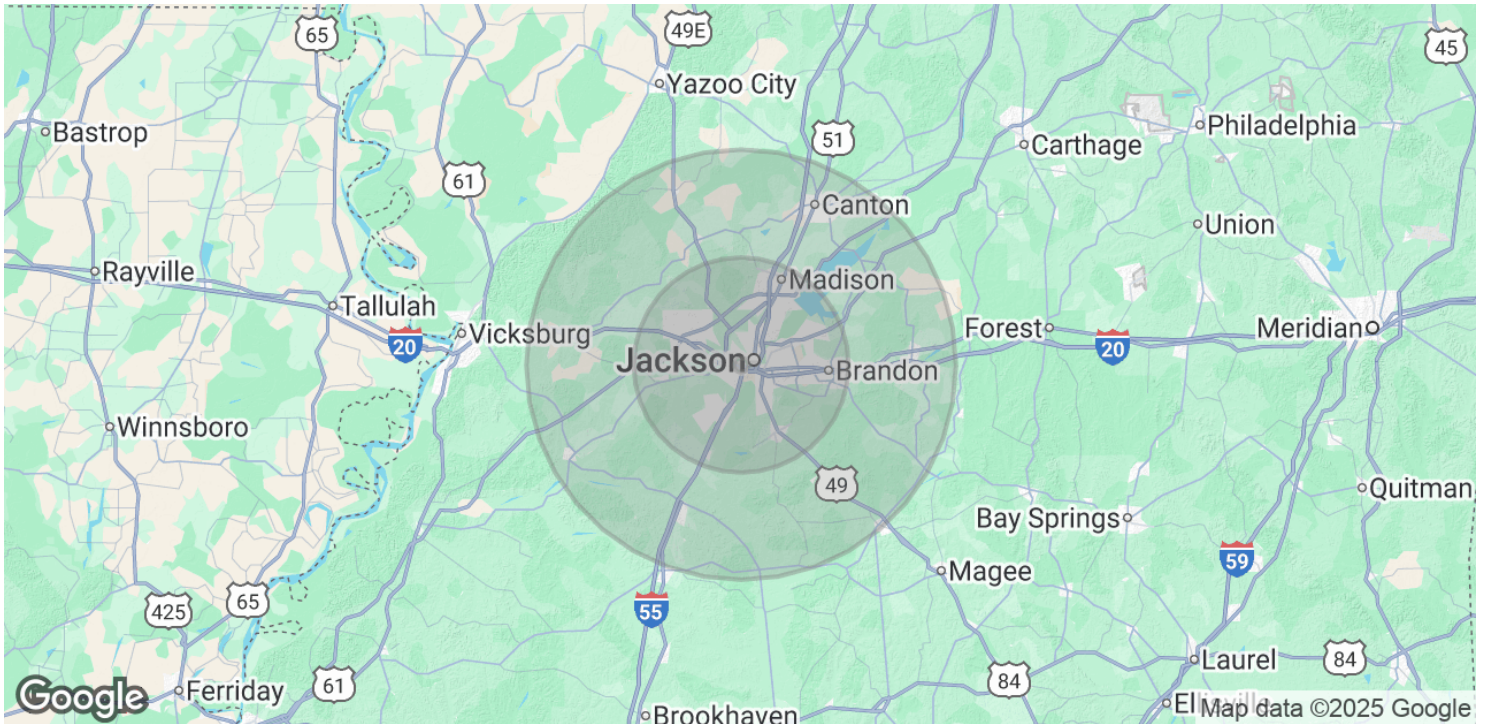
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POPULATION	1 MILE	15 MILES	30 MILES
Total Population	5,730	381,091	507,130
Average Age	34	40	40
Average Age (Male)	34	38	39
Average Age (Female)	35	41	41

HOUSEHOLDS & INCOME	1 MILE	15 MILES	30 MILES
Total Households	1,770	153,749	201,621
# of Persons per HH	3.2	2.5	2.5
Average HH Income	\$40,753	\$83,337	\$86,862
Average House Value	\$70,357	\$236,113	\$248,049

Demographics data derived from AlphaMap

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