

OFFICE BUILDING FOR SALE



PEAR ORCHARD OFFICE BUILDING

740 S PEAR ORCHARD RD, RIDGELAND, MS 39157

Amanda Overby
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PROPERTY DESCRIPTION

Presenting a rare opportunity to own a versatile 3,225 square-foot office building, built in 2000, on a highly visible corner 0.92-acre lot. Originally constructed as a bank, this property is located at a bustling corner, ensuring unparalleled exposure for any business. The building features four well-appointed offices, two copy rooms, a break room, and two bathrooms, all designed with functionality and comfort in mind. Zoned C-2A General Commercial, this property offers flexibility for a wide range of commercial uses, making it an ideal choice for businesses in various sectors. The 0.92-acre lot includes a dedicated parking area, providing ample space for clients and employees. The ease of access and parking convenience is a significant advantage, particularly in such a high-traffic area. Whether you're looking to establish your headquarters, expand your office footprint, or invest in a high-performing commercial property, this former bank building offers the perfect combination of location, versatility, and opportunity.

PROPERTY HIGHLIGHTS

- Prime location in metro Jackson, MS area
- Zoned C-2A General Commercial for versatile use
- 3,225 SF building offers ample space for office needs
- 0.92 acres of land with ample parking space for employees, visitors
- Built in 2000, offers a modern infrastructure with four spacious offices
- Two copy rooms for efficient document management
- Convenient break room for employees
- Well-maintained and move-in ready for quick occupancy
- Great investment opportunity for office building investors

OFFERING SUMMARY

Sale Price:	\$1,050,000
Lot Size:	0.92 Acres
Building Size:	3,225 SF

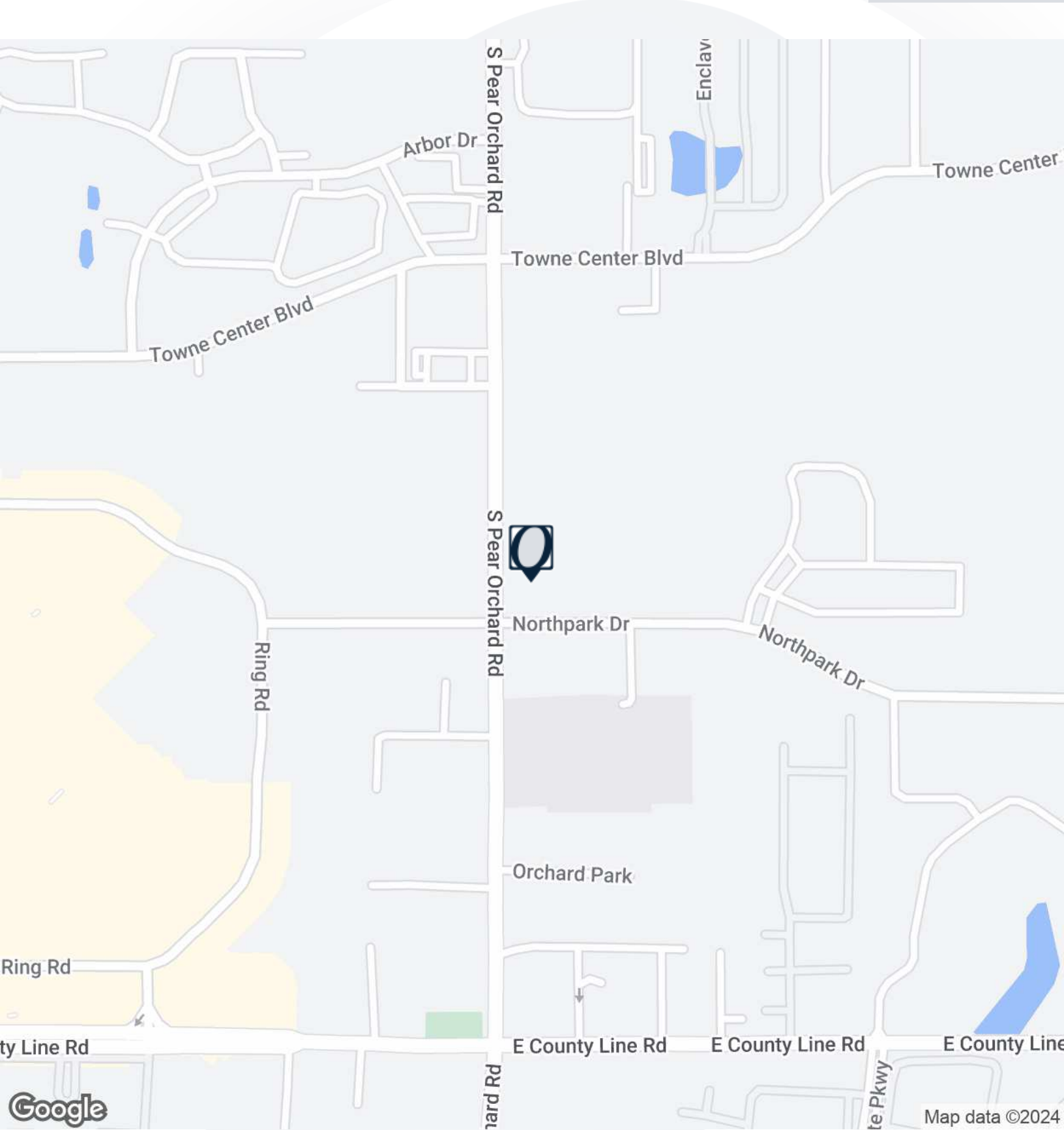
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LOCATION MAP



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ADDITIONAL PHOTOS



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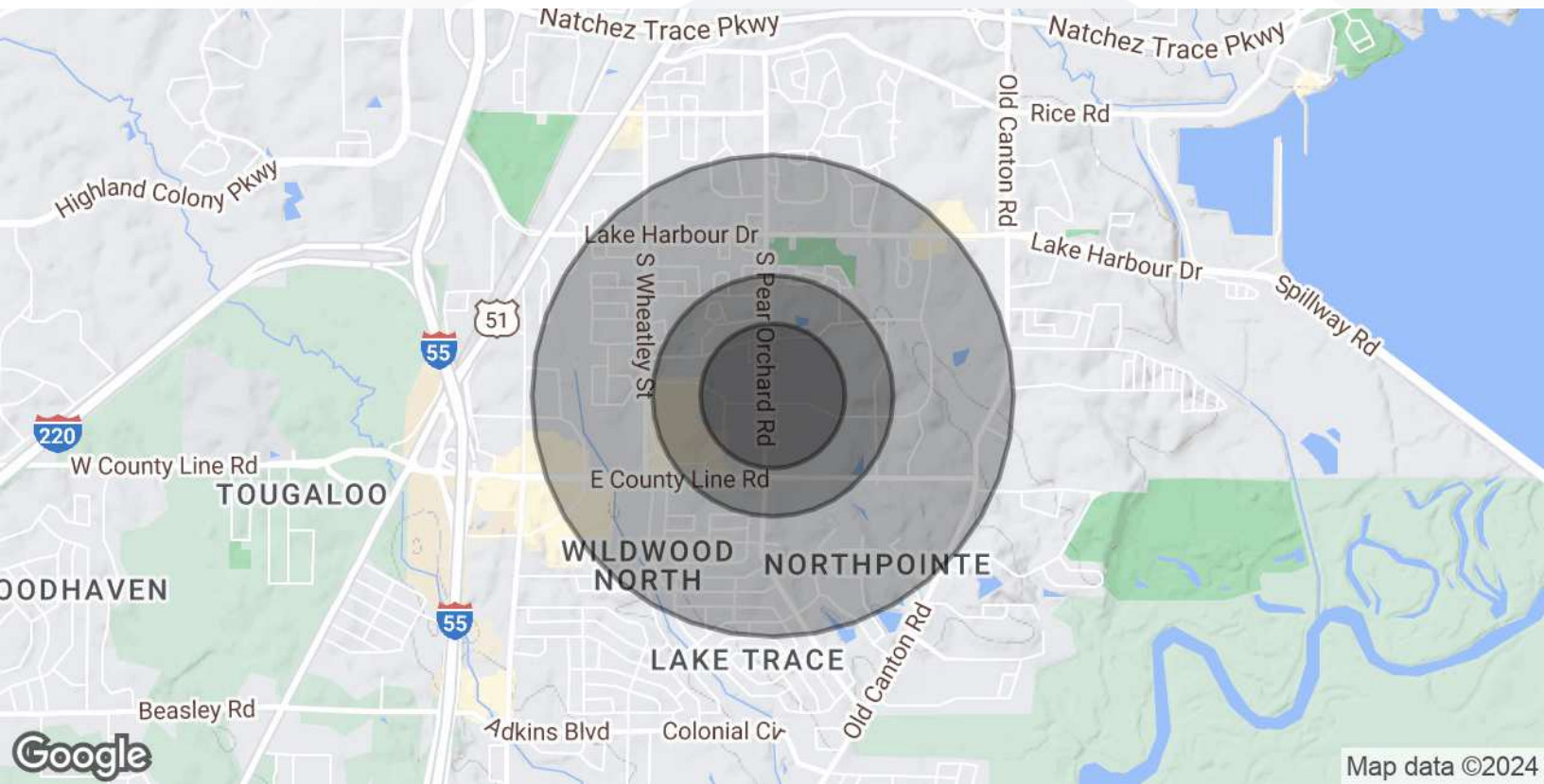


Overby Commercial • P.O. Box 4644, Jackson, MS 39296 • 601.366.8600 • overby.net

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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	310	2,181	10,330
Average Age	39	42	40
Average Age (Male)	36	39	37
Average Age (Female)	41	44	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	155	1,043	4,797
# of Persons per HH	2	2.1	2.2
Average HH Income	\$73,536	\$67,115	\$71,374
Average House Value	\$183,514	\$225,534	\$226,747

Demographics data derived from AlphaMap

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FOR SALE PEAR ORCHARD OFFICE BUILDING

RETAILER MAP



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MS #B19487

PROFESSIONAL BACKGROUND

Amanda Principe Overby was born into the world of real estate, with a deep-rooted legacy that spans generations. As the daughter and sister of builders and the granddaughter of a commercial real estate developer and broker, Amanda has been immersed in the industry from a young age. This third-generation Washingtonian transplant, with a keen interest in art and architecture, holds an undergraduate degree in Art History and Archeology from the University of Maryland-College Park.

Licensed since 1998, Amanda has built a distinguished career in Northern Virginia, where she established herself as a top-producing Buyers Agent. Her expertise in both residential and commercial real estate seamlessly transitioned to Jackson, Mississippi, in 2003. In 2004, she earned the prestigious Accredited Buyers Representative (ABR) designation, setting the benchmark for excellence in buyers' representation.

Amanda's professionalism, integrity, discretion, and unwavering commitment to service have become the hallmarks of her work ethic. Whether you're looking to buy, sell, or lease commercial or residential property, Amanda's extensive knowledge and experience make her the ideal partner for all your real estate needs.

Amanda and her husband reside in the greater Jackson metro area with their loyal dog, Peter Barker, while their daughters, Isabella and Avery, are away at college. A dedicated community member, Amanda is a sustaining member of the Junior League of Jackson and actively involved with the Mississippi Children's Museum Partners.

Buying or selling real estate is more than just a transaction—it's about redefining your lifestyle and achieving your goals. Whether your objective is convenience, accommodating a growing family, re-sizing, or expanding your business, Amanda's singular goal is to help her clients fulfill their needs with confidence and success.

EDUCATION

University of Maryland, Bachelor of Arts 1995
CCIM 101, 103, 104

MEMBERSHIPS

MAR
NAR
CCIM

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