



# 1127 OLD FANNIN RD

1127 OLD FANNIN RD  
BRANDON, MS 39047

FOR LEASE



## OFFERING SUMMARY

<b>Lease Rate:</b>	\$18.00 SF/yr (NNN)
<b>Building Size:</b>	8,177 SF
<b>Available SF:</b>	1,600 SF
<b>Lot Size:</b>	29,797 SF
<b>Number of Units:</b>	9
<b>Year Built:</b>	2006

## PROPERTY OVERVIEW

This 1600 sqft space ideal for retail or office use. Partially build out, it features a welcoming front area with well-seized offices and flexible space for customization. Perfect for growing businesses seeking visibility and convenience.

## PROPERTY HIGHLIGHTS

- **PRIME LOCATION: EXCELLENT VISIBILITY AND ACCESSIBILITY IN A HIGH-TRAFFIC AREA.**
- **PARTIALLY BUILT OUT: SAVE TIME WITH A WELCOMING FRONT AREA AND WELL-SIZED OFFICES ALREADY IN PLACE.**
- **FLEXIBLE LAYOUT: CUSTOMIZABLE SPACES TO SUIT YOUR BUSINESS NEEDS.**
- **PROFESSIONAL ATMOSPHERE: IDEAL FOR RETAIL OR OFFICE USE, CREATING A POLISHED IMPRESSION FOR CLIENTS AND CUSTOMERS.**
- **CONVENIENT ACCESS: EASILY ACCESSIBLE WITH AMPLE PARKING FOR STAFF AND VISITORS.**
- **GROWTH-READY: PERFECT FOR BUSINESSES SEEKING A PROMINENT PRESENCE IN A THRIVING AREA.**



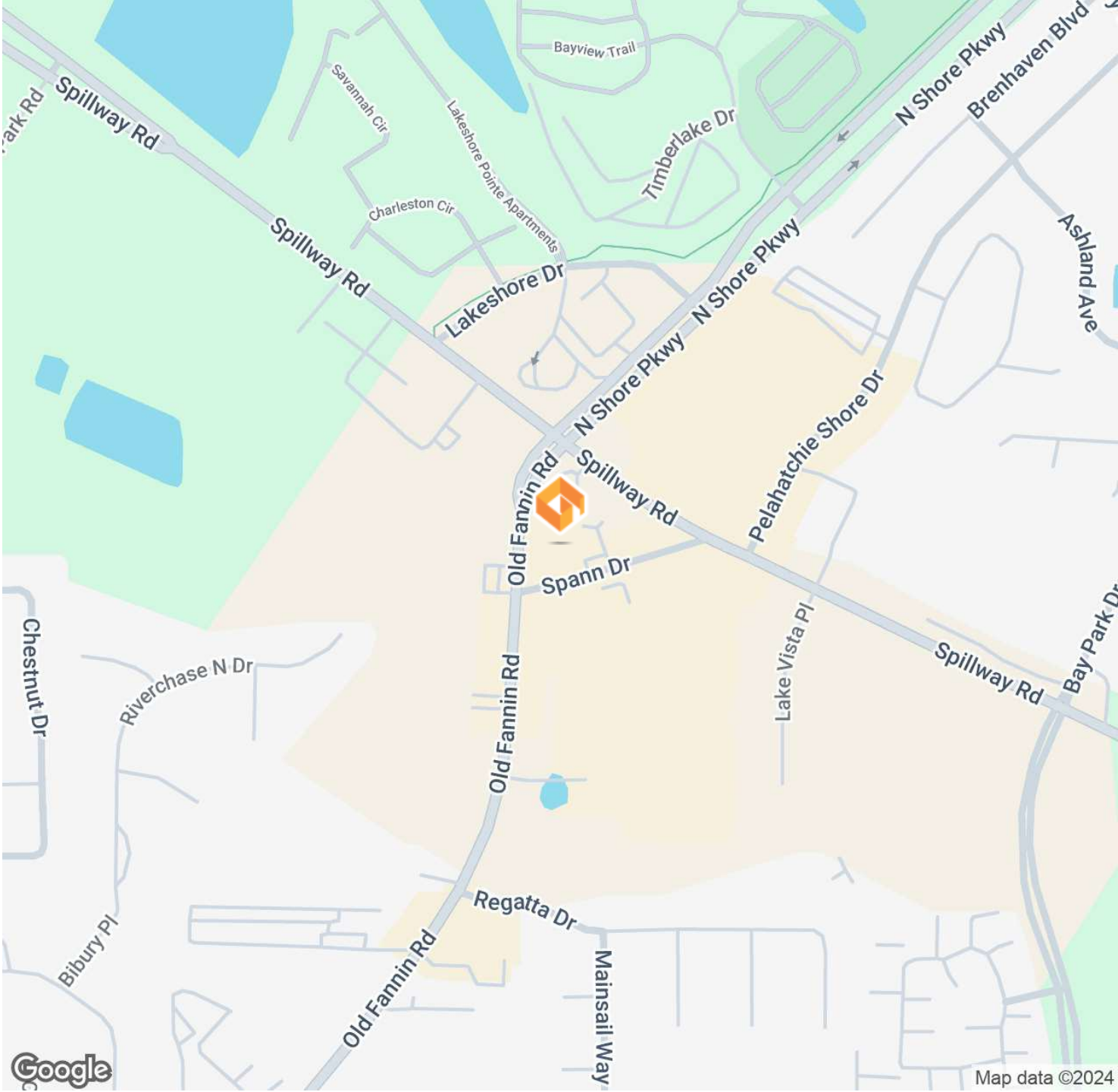
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
<b>Total Population</b>	252	1,651	6,736
<b>Average Age</b>	41	41	39
<b>Average Age (Male)</b>	39	38	38
<b>Average Age (Female)</b>	43	43	41

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	114	738	2,976
<b># of Persons per HH</b>	2.2	2.2	2.3
<b>Average HH Income</b>	\$101,988	\$103,012	\$107,135
<b>Average House Value</b>	\$250,710	\$250,274	\$257,803

Demographics data derived from AlphaMap



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