

FLEX/SHOWROOM PROPERTY FOR LEASE



124 KIMBALL DRIVE

124 KIMBALL DRIVE, MADISON, MS 39110

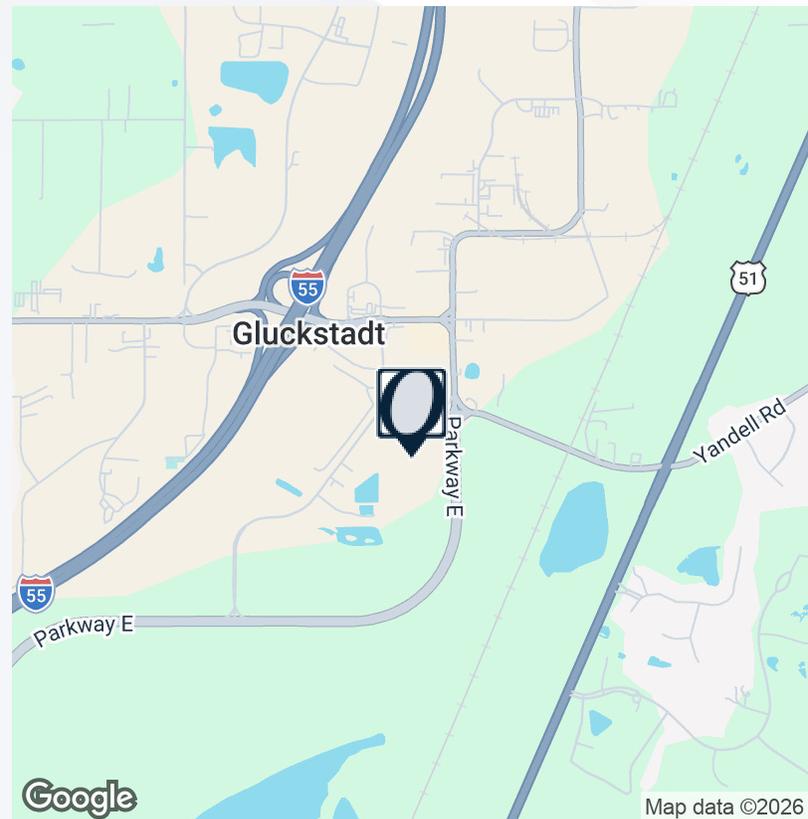
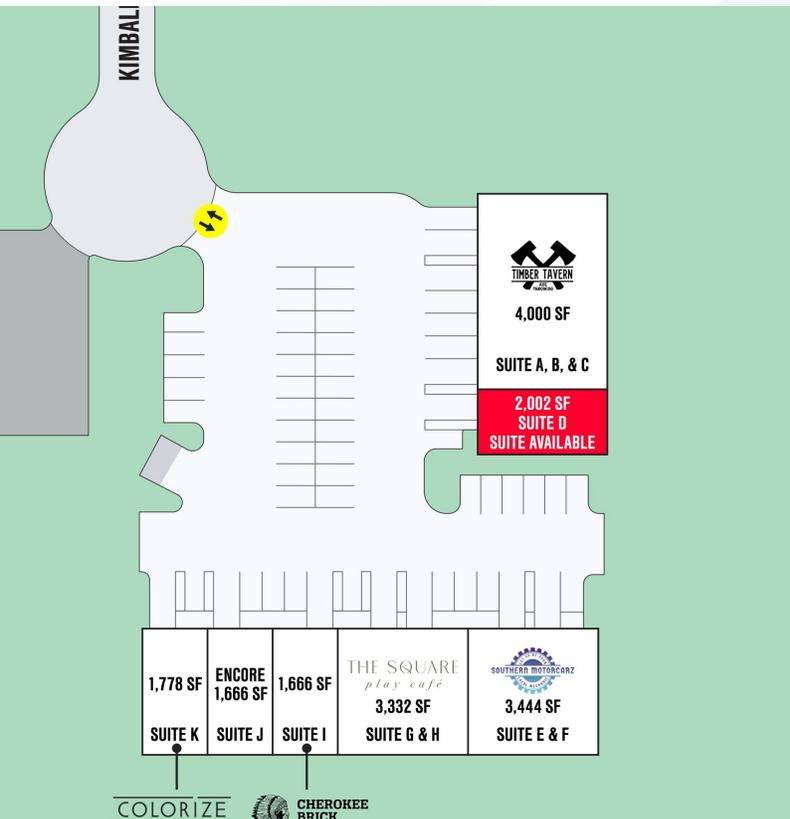
Charles Mungan
Broker Associate
601.366.8600
charles@overby.net

Amanda Principe Overby, CCIM
COO | Broker Associate
601.366.8600
amanda@overby.net



FOR LEASE 124 KIMBALL DRIVE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Now available in one of Mississippi's fastest growing communities, this 2,002 square foot retail flex showroom and office space offers a practical blend of exposure, access, and functionality. The space is located within a well positioned commercial center tucked into a cul-de-sac just off a high traffic corridor, providing visibility without congestion.

The suite features a roll-up door that supports efficient loading, storage, and light operational needs, making it ideal for businesses that require both customer facing presence and back-of-house functionality. Its flexible layout accommodates showroom, office, or service oriented uses.

Convenient access to Interstate 55 places the property within minutes of surrounding residential neighborhoods and regional destinations. With continued growth in Gluckstadt and strong local demographics, this space presents a compelling opportunity for businesses seeking to establish or expand their presence in a high growth market.

OFFERING SUMMARY

Building Size:	18,888 SF
Stories/Floors:	1
Year Built:	2023
Space Size:	2,002 SF
Price per Foot:	\$18 SF/MG
Monthly Rent:	\$3,003
Parking Spaces:	67
Parking Ratio:	3.54
Zoning:	C-2; Highway Commercial District
Market:	Jackson, MS
Sub-Market:	Madison, MS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	217	6,674	18,401
Total Population	603	18,418	50,581
Average HH Income	\$134,205	\$128,210	\$140,491

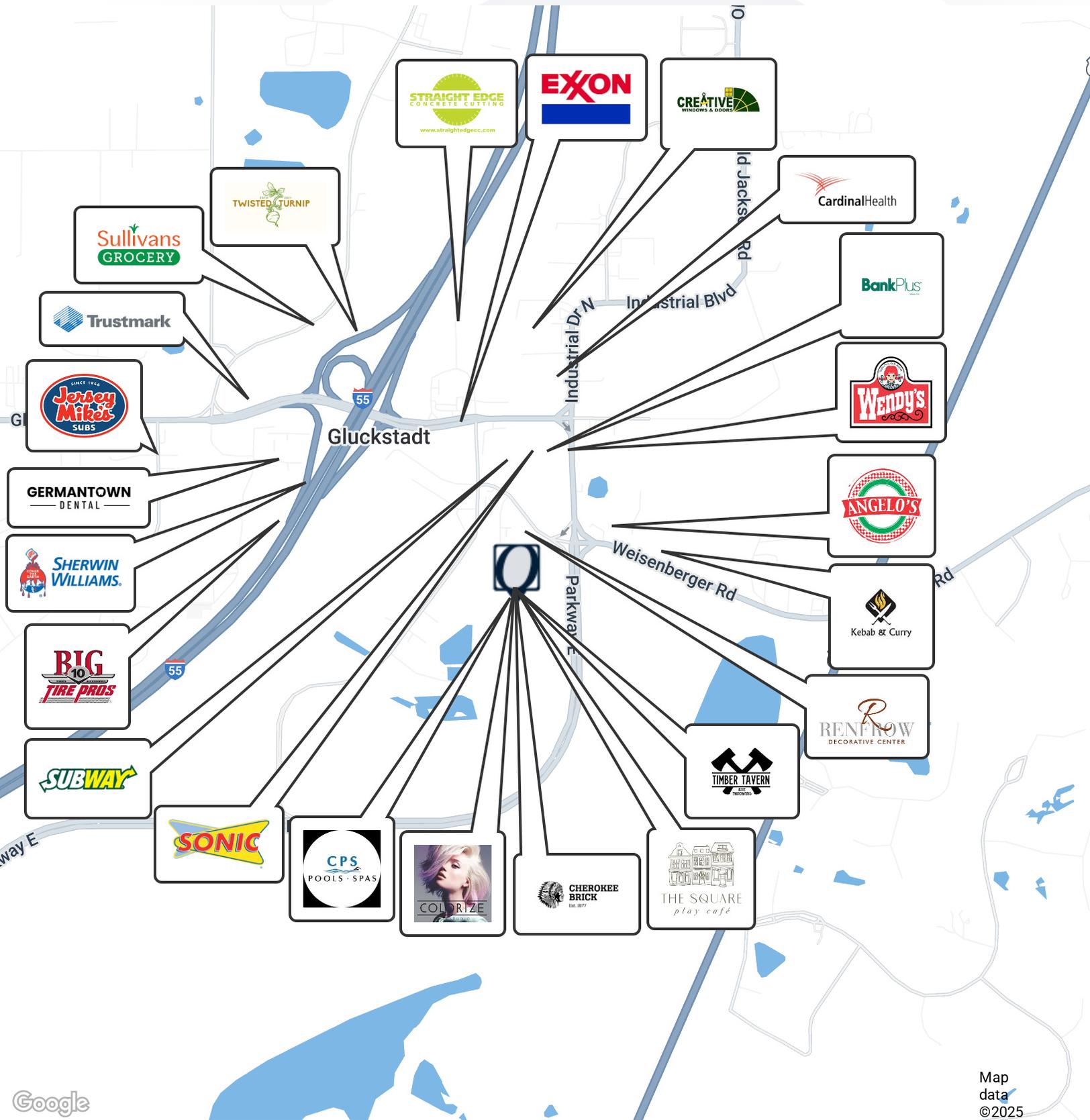
Charles Mungan
Broker Associate
601.366.8600
charles@overby.net

Amanda Principe Overby, CCIM
COO | Broker Associate
601.366.8600
amanda@overby.net



FOR LEASE 124 KIMBALL DRIVE

LOCATION MAP



Charles Mungan
Broker Associate
601.366.8600
charles@overby.net

Amanda Principe Overby, CCIM
COO | Broker Associate
601.366.8600
amanda@overby.net

