

OFFICE SPACE FOR LEASE



216 W. JACKSON STREET, SUITE 100

216 W JACKSON ST, SUITE 100, RIDGELAND, MS 39157

Bryan Rutledge
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PROPERTY DESCRIPTION

Ideally positioned just a half-mile from I-55 and US 51 in the heart of Ridgeland's active business corridor, this first-floor office suite offers 1,175 RSF with four private offices, a lounge, two restrooms, and generous storage, plus shared access to a 475 SF conference room and reception area. Set within a well-maintained row of twelve fully occupied, two-story brick office buildings, 216 W. Jackson Street enjoys strong visibility with 14,000+ vehicles passing daily, plentiful parking, and convenient ingress/egress from both W. Jackson St. and the rear shared parking lot. The building totals 3,300 SF (1,650 SF per floor) and features heart-pine floors, high ceilings, and tasteful finishes that create a warm, professional environment—an ideal setting for a variety of business users.

PROPERTY HIGHLIGHTS

- Spacious and flexible interior
- Excellent visibility and accessibility
- Modern design with ample natural light
- Prominent location in the heart of Ridgeland

Building Size:	3,300 SF
Stories/Floors:	2
Year Built:	2010
Space Available:	1,175 SF
Price Per Foot:	\$24.00 SF
Monthly Rent:	\$2,350.00
Parking Space:	30
Parking Ratio:	9.09 per 1,000
Zoning:	C-2
Traffic Count:	14,000 ADT
Market:	Ridgeland
Sub-Market:	Old Towne Crossing

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,229	17,114	34,088
Total Population	3,314	39,797	80,377
Average HH Income	\$106,859	\$102,183	\$103,863

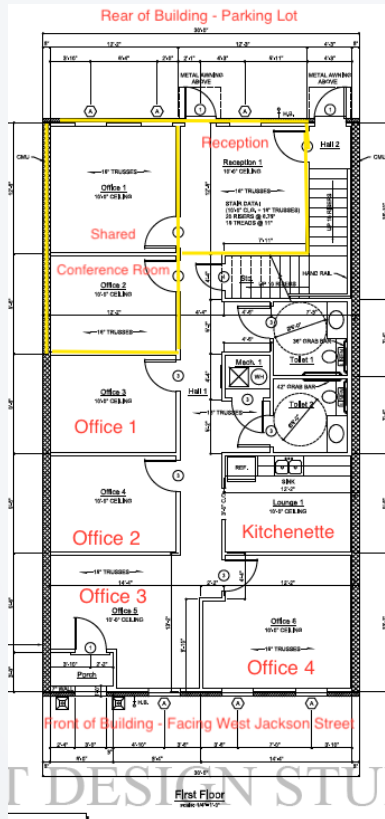
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ADDITIONAL PHOTOS



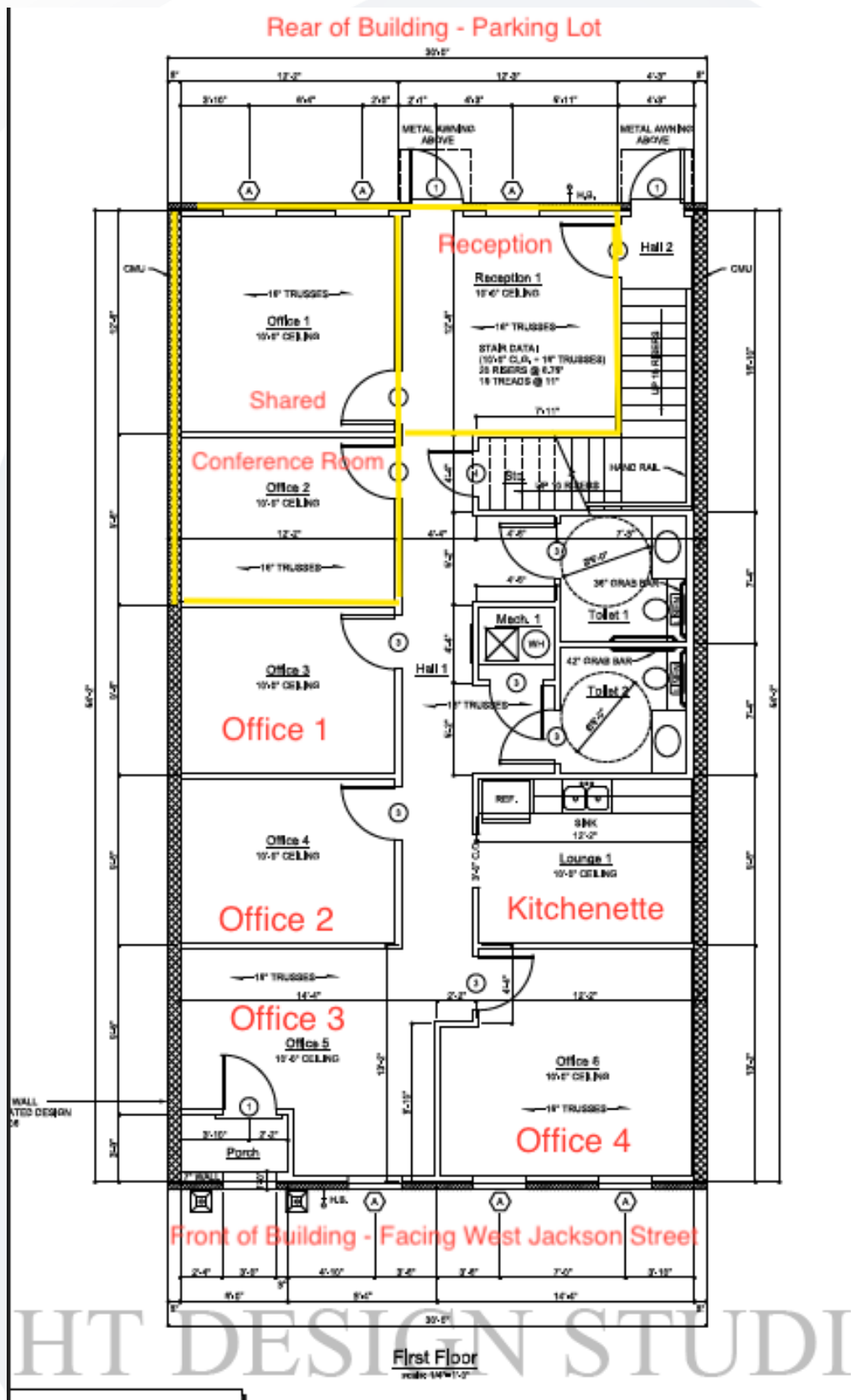
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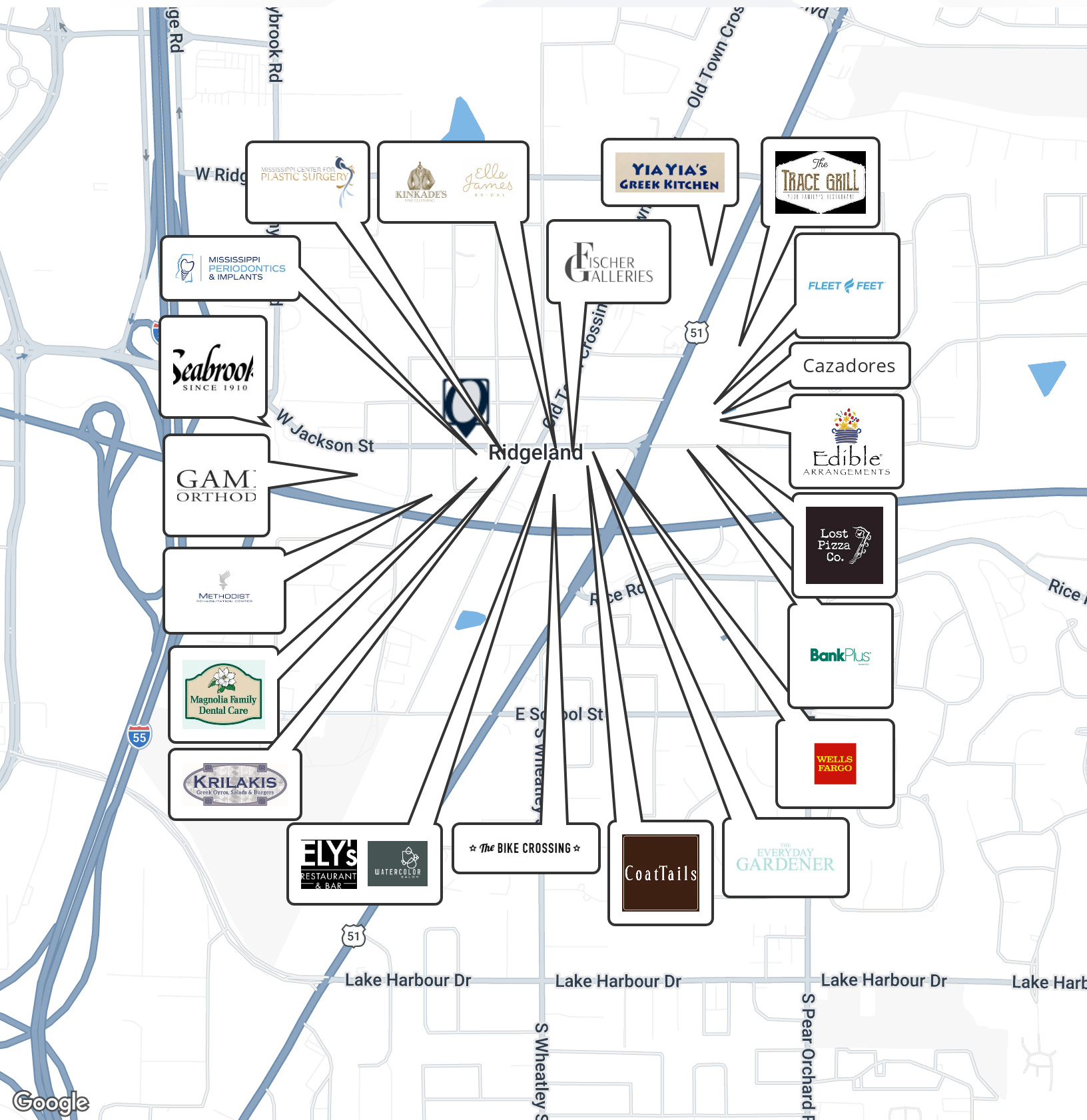
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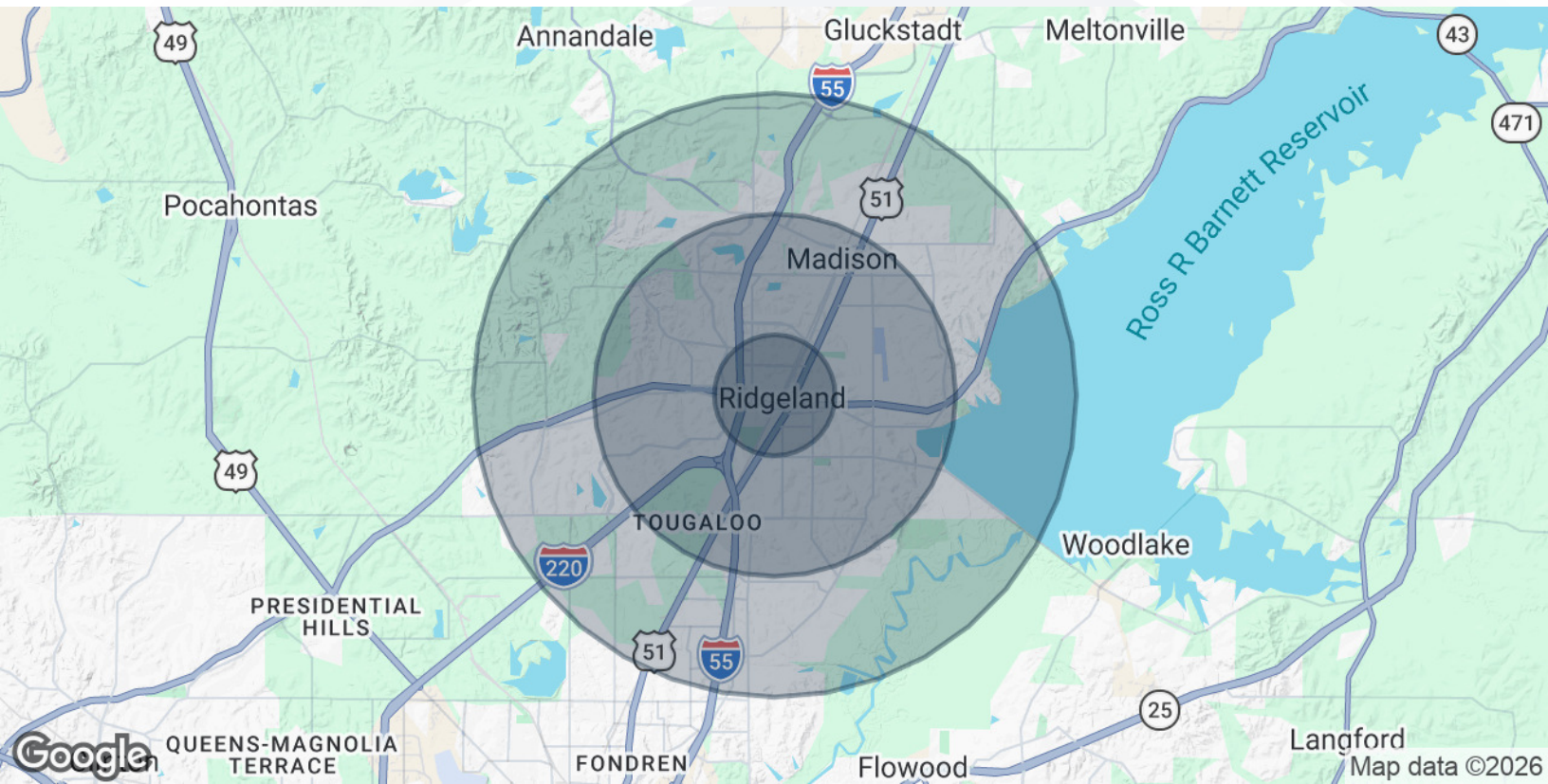




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,314	39,797	80,377
Average Age	44	41	41
Average Age (Male)	42	39	39
Average Age (Female)	46	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,229	17,114	34,088
# of Persons per HH	2.7	2.3	2.4
Average HH Income	\$106,859	\$102,183	\$103,863
Average House Value	\$257,621	\$296,788	\$295,283

2020 American Community Survey (ACS)

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BRYAN RUTLEDGE

Broker Associate

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PROFESSIONAL BACKGROUND

Bryan recently joined Overby after a distinguished 22-year career in the banking and wealth management industry. Throughout his tenure, he has worked closely with business owners and investors, providing advisory services on both professional and personal financial matters.

Having successfully navigated multiple economic cycles with his clients, Bryan has gained valuable insights into market trends, risk management, and strategic financial planning. We are confident that this will serve our clients well.

Bryan is a native Floridian with roots in Mississippi. He currently resides in Madison, MS, with his wife, Ceci Cannada Rutledge, and their four children: Maggie, Rachel, Christy, and Ric.

EDUCATION

Master of Business Administration, University of Mississippi, Oxford, MS

Bachelor of Science in Accounting and Criminology, Florida Southern College, Lakeland, FL

MEMBERSHIPS

National Association of Realtors (NAR)

Central Mississippi Realtors (CMR)

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