

OFFICE
BUILDING
FOR SALE5440
EXECUTIVE
PLACE5440 Executive Place,
Jackson, MS 39206Jon-David Johnson,
CCIM
Owner Broker
601.707.5555
jd@jdcrc.com164 Watford Parkway
Drive, Canton, MS 39046
601.707.5555
jdcrc.com**PROPERTY DESCRIPTION**

This 12-unit commercial/retail property is a turnkey investment with strong cash flow and a 10% cap rate. The property is fully leased with tenants on month-to-month leases, providing flexibility for rent adjustments or lease restructuring.

Carefully maintained, the building has no significant deferred maintenance and features recent upgrades, including LED lighting, a new surveillance system, and a freshly restriped parking lot. These improvements enhance security, energy efficiency, and curb appeal, making it an attractive asset for both tenants and investors.

With detailed financial records available, this property offers a stable and profitable investment with a strong rental history. High tenant occupancy ensures steady cash flow, making it a reliable income-generating asset.

Co-listed with E. David Cox, Broker 601-898-0181,
edavidcox@me.com

PROPERTY HIGHLIGHTS

- 12-unit commercial/retail property – Fully leased and income-generating
- Strong cash flow – 10% cap rate for solid returns
- No significant deferred maintenance
- Recent upgrades: including: LED lighting installed in 2018, new surveillance system added in 2020 (negotiable), parking lot restriped in 2024
- Month-to-month leases – Flexibility for rent increases or new lease terms
- Detailed financial records – Transparent investment opportunity

OFFERING SUMMARY

Sale Price:	\$682,300
Number of Units:	12
Lot Size:	0.44 Acres
Building Size:	7,739 SF
NOI:	\$67,964.00
Cap Rate:	9.96%

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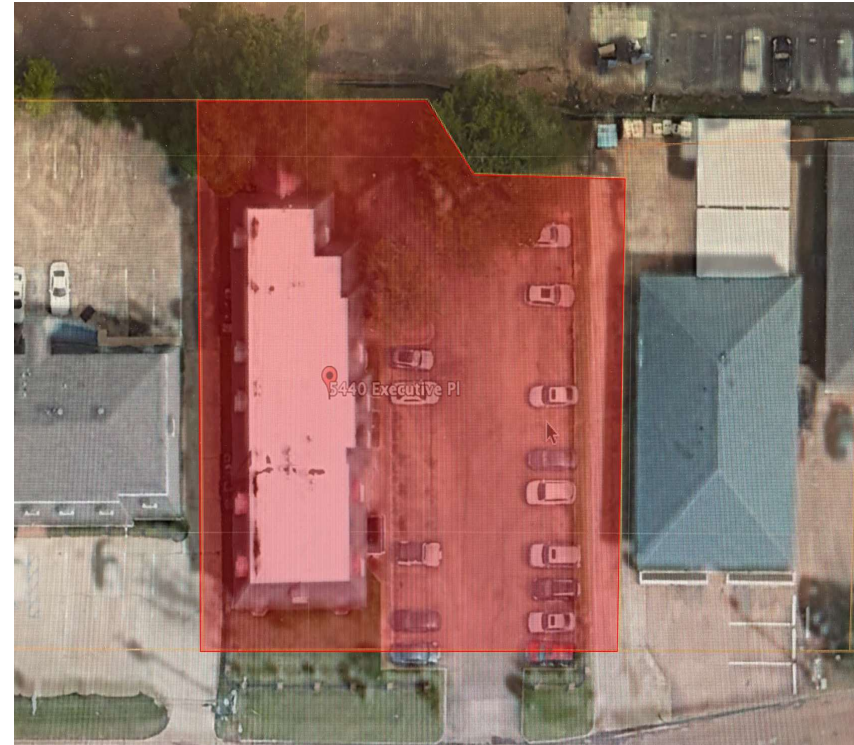
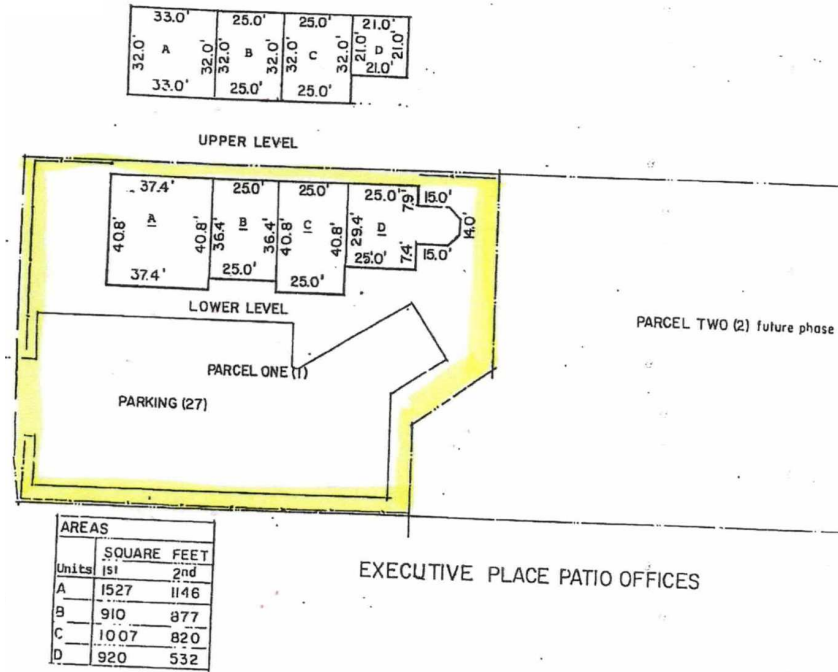
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ADDITIONAL PHOTOS



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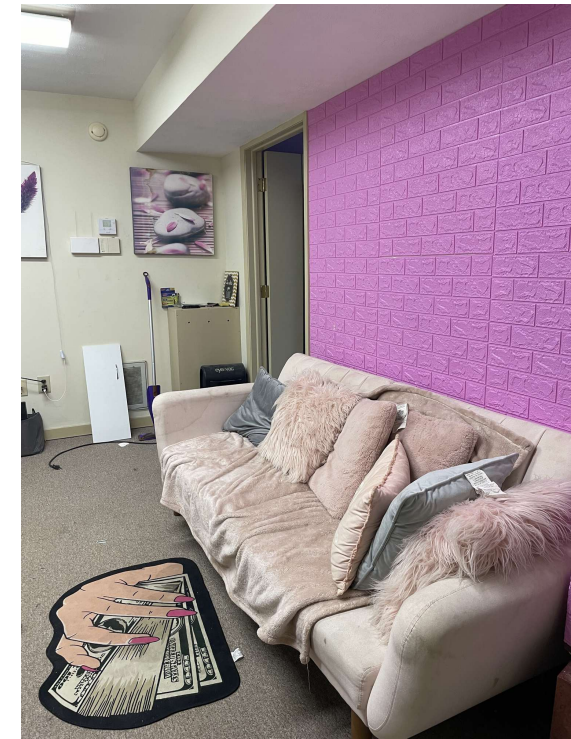
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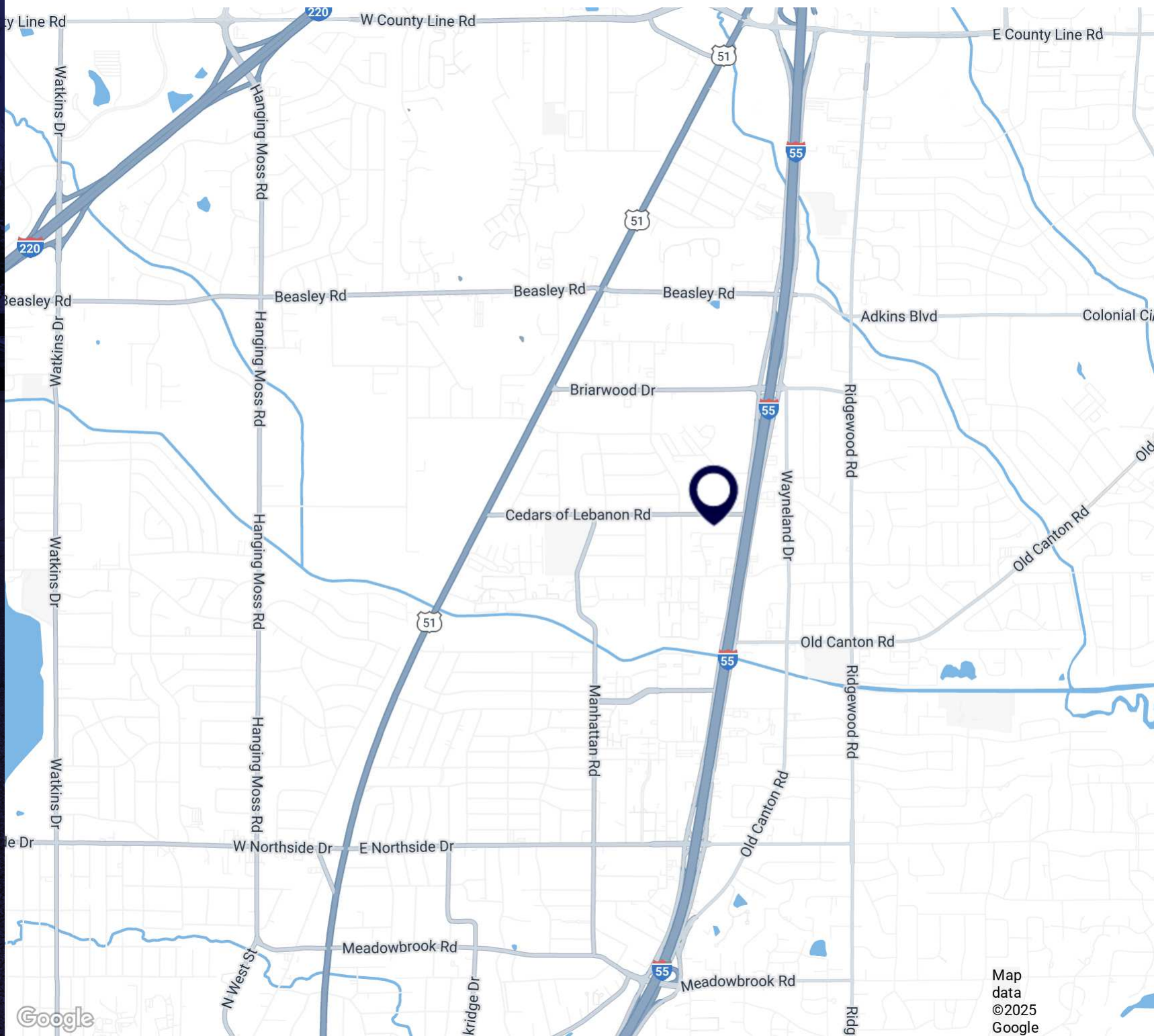
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data
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	354	2,264	8,950
Average Age	39	38	38
Average Age (Male)	38	37	36
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	167	1,101	4,221
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$61,643	\$62,164	\$69,240
Average House Value	\$137,122	\$148,960	\$164,999

Demographics data derived from AlphaMap

DEMOGRAPHICS MAP & REPORT

