

FOR SALE

PINPOINT



NORTHTOWN OFFICE BUILDING

40 NORTHTOWN DRIVE, JACKSON, MS 39211

For More Information

BB MITCHELL, CCIM **SAM COX, SIOR**

601.586.3220

bb@pinpointcres.com

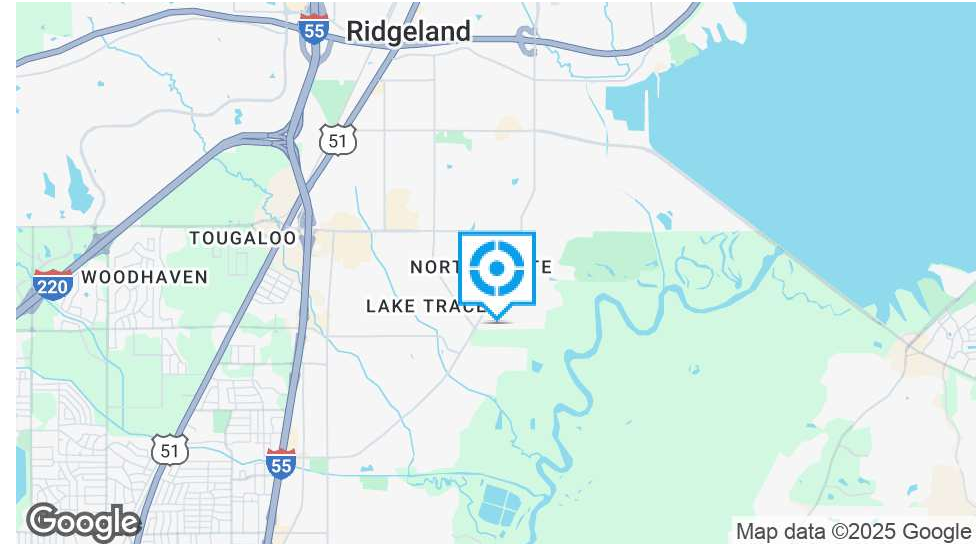
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OFFERING SUMMARY

Sale Price:	\$432,000
Building Size:	3,600 SF
Lot Size:	0.19 Acres
Year Built:	1999
Zoning:	C-3

PROPERTY OVERVIEW

Pinpoint Commercial Real Estate is proud to present 40 Northtown Drive in Jackson, MS available for sale. The two-story New Orleans-style office building consists of 3,600 SF with upscale details including 10' ceilings, antique hardwood floors and beams. The second floor has a one-bedroom apartment with balcony and, a section of four office suites, both with their own separate exterior entrances. There is up to 1,800 square feet available for term lease on the second floor. The building is equipped with a security system, keypad entry and hardwired high speed internet. This unique building is located right off Old Canton Road at the corner of Northtown and StorageMax Drive. For more information, please contact Pinpoint Commercial Real Estate at 601.586.3220.

PROPERTY HIGHLIGHTS

- New Orleans Style Two-Story Income Producing Office Building
- Up to 1,800 SF available for term lease on the 2nd Floor
- Multiple Private Entrances

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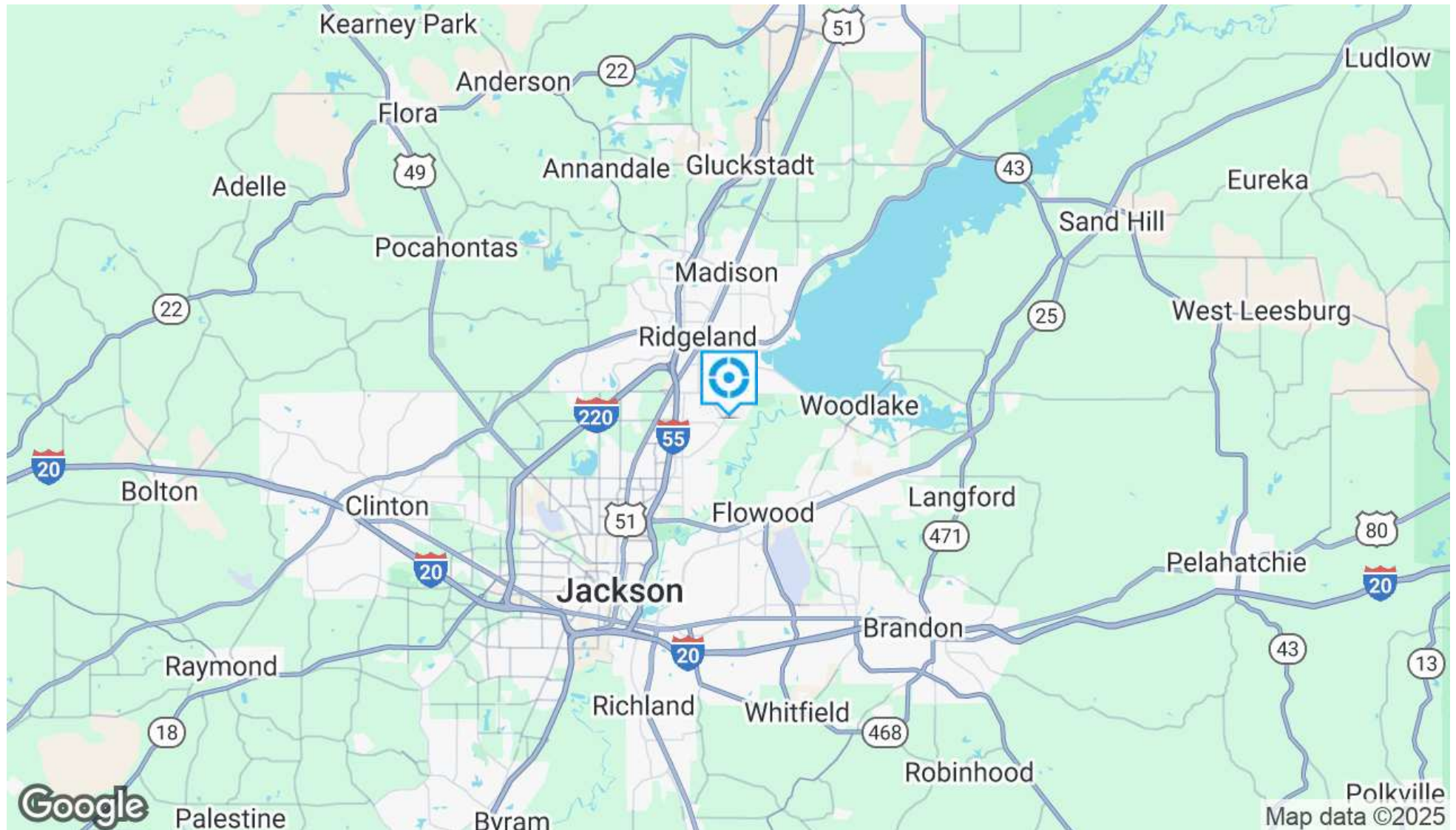
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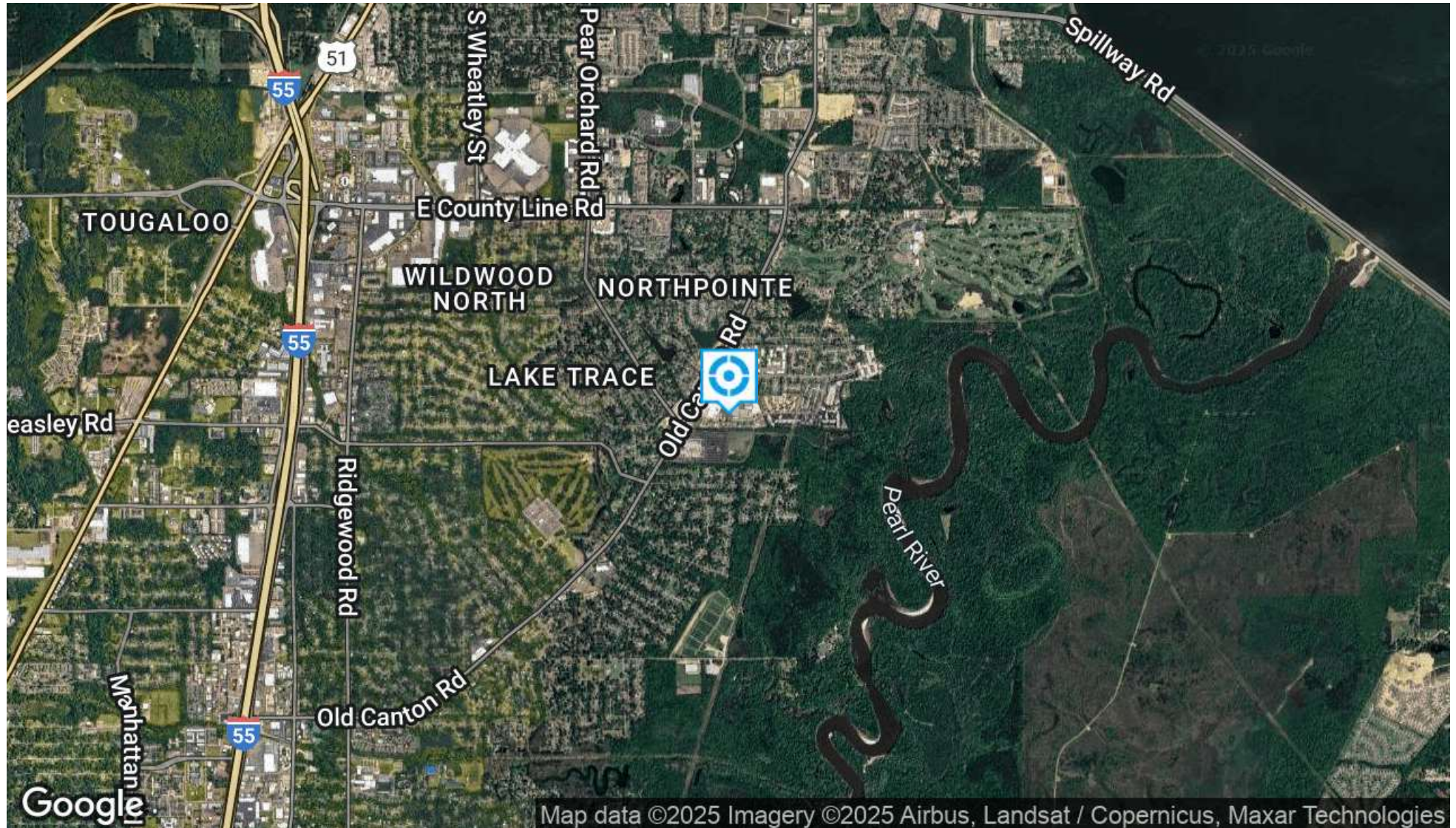
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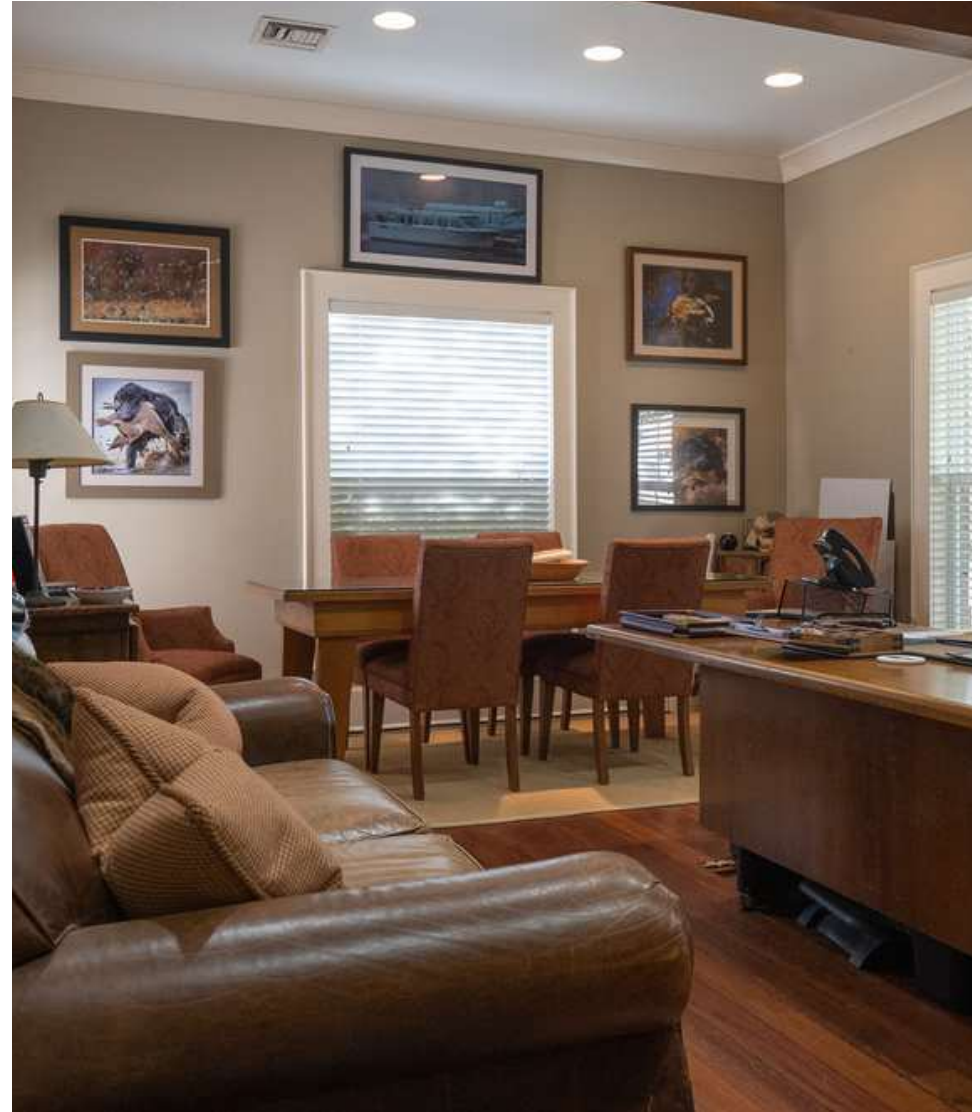
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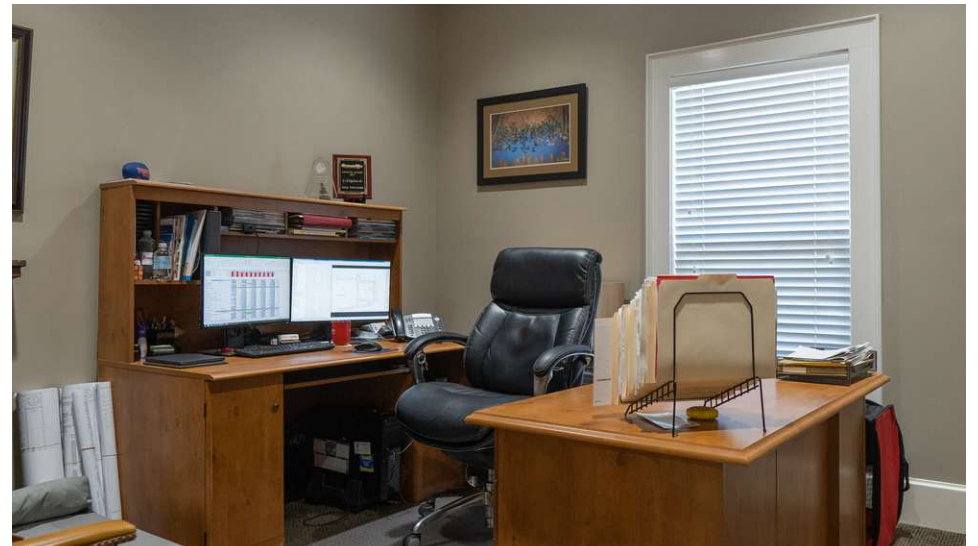
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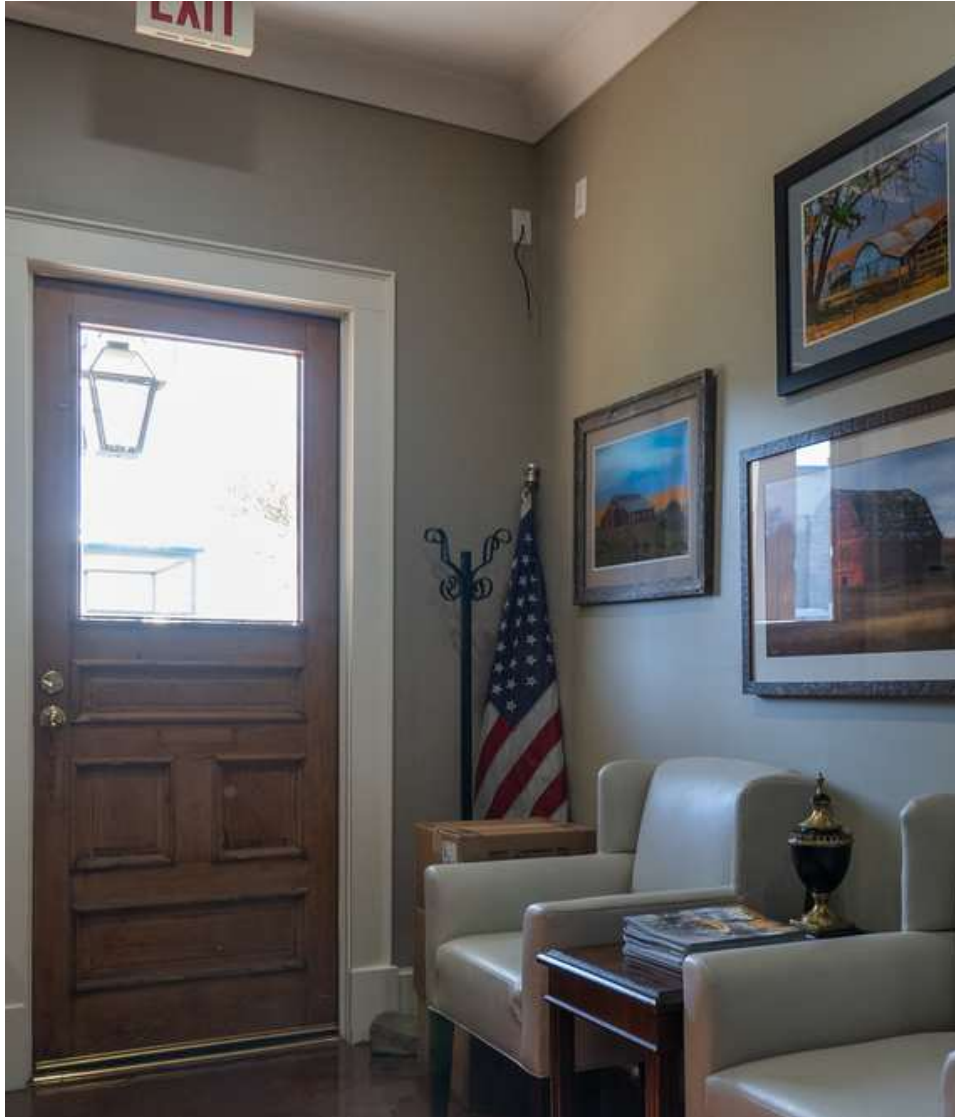
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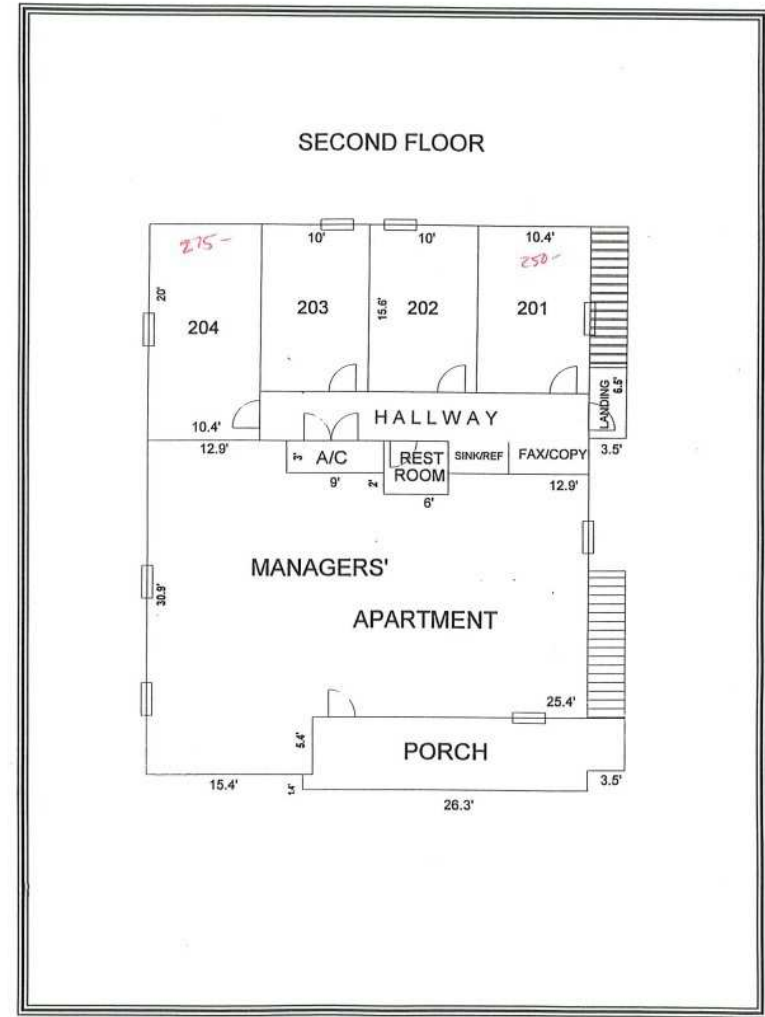
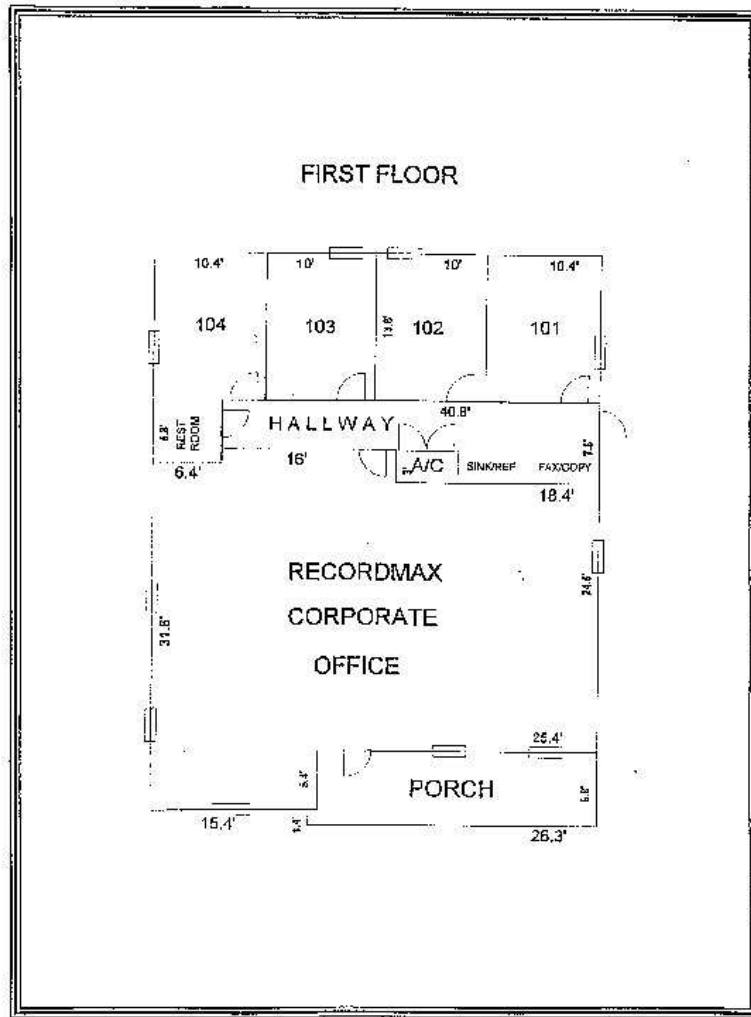
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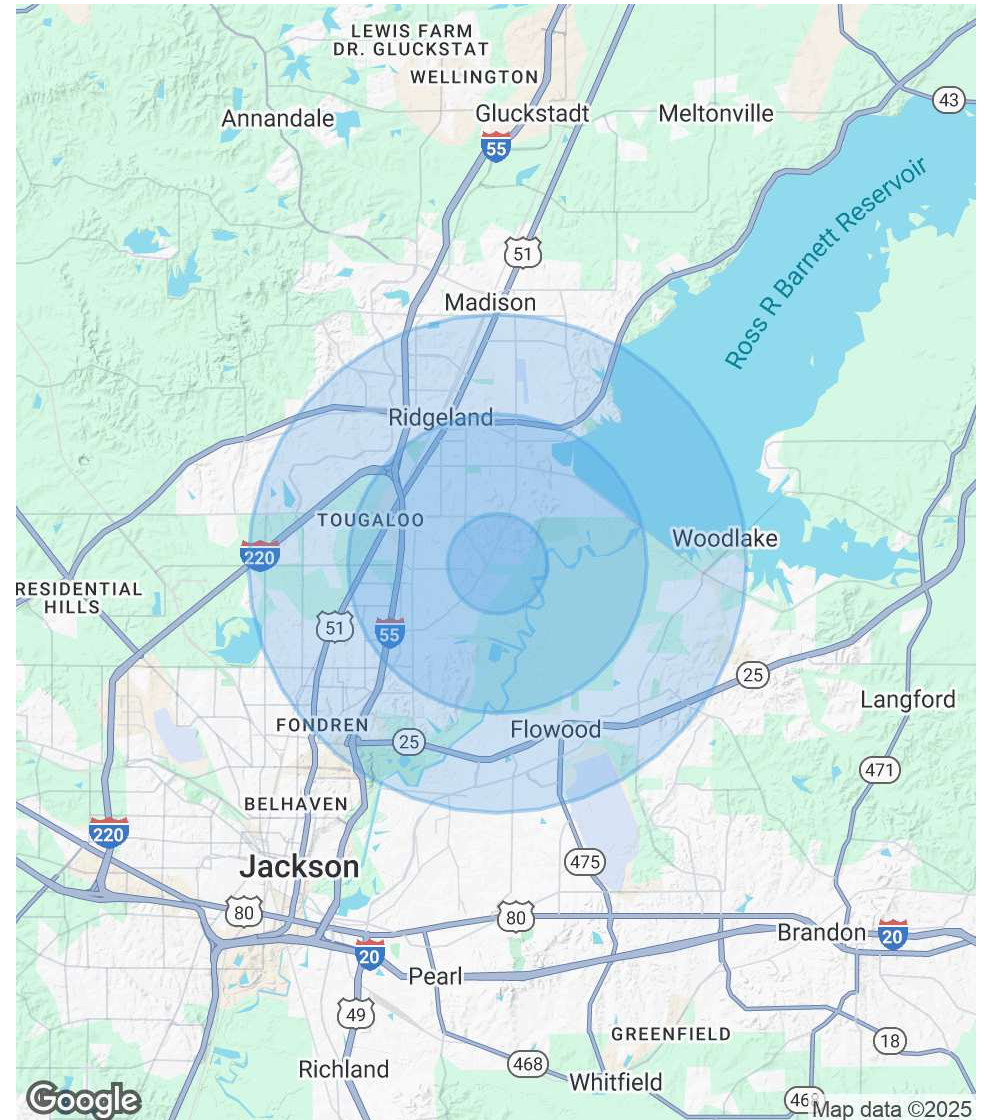
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,195	48,545	96,700
Average Age	34.5	33.4	34.2
Average Age (Male)	34.2	32.3	33.2
Average Age (Female)	34.5	34.3	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,661	21,243	40,097
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$77,241	\$72,563	\$73,382
Average House Value	\$223,322	\$213,287	\$216,968

* Demographic data derived from 2020 ACS - US Census



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BB MITCHELL, CCIM

Vice President & Broker

bb@pinpointcres.com

Direct: 601.586.3220 | Cell: 601.934.5008

PROFESSIONAL BACKGROUND

Ellis "BB" Mitchell is an Associate Broker at Pinpoint Commercial Real Estate, LLC. Since joining the real estate industry, BB has successfully completed over 100 transactions to date. BB advises and represents clients in asset classes that include industrial, office and retail. His core duties include landlord representation, site selection, lease analysis, lease and sublease negotiations, as well as acquisition and disposition of assets.

Prior to joining Pinpoint, BB worked as a leasing agent for Olymbec USA LLC in Memphis, TN. BB was in charge of the leasing for a portfolio that included over 8 million square feet of industrial, flex and retail space in the Memphis MSA.

Before Olymbec USA LLC, BB worked as an accountant for the Office of the State Treasurer in Jackson, MS. BB graduated from the University of Mississippi with a bachelor's degree of Accountancy and a minor in Real Estate. BB and his family attend Christ United Methodist Church in Jackson, MS.

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SAM COX, SIOR

President & Broker

sam@pinpointcres.com

Direct: 601.586.3220

PROFESSIONAL BACKGROUND

Sam is the founder and president of Pinpoint Commercial Real Estate. Sam has built a large portfolio of clients with a primary goal to exceed their expectation in a reputable and professional manner. Sam is one of Mississippi's top producers, having completed over 100 million in real estate transactions.

His specialties include occupancy solutions for Landlords, representing Tenants in complex lease transactions, advising clients on site selection, acquisition/disposition of income producing property, assisting special servicers/lenders with non-performing assets, build-to-suit's, & third-party asset management.

Sam's attention to detail and ability to solve problems help clients make better decisions related to their real estate needs. Sam has been fortunate to have gain the trust of local, regional and national developers that see the value Sam brings to the process. Sam is a member of St. Joesph's Catholic Church in Gluckstadt, MS.

EDUCATION

B.S. degree in Geological Engineering from the University of Mississippi

M.B.A. degree from Millsaps College

MEMBERSHIPS

Society of Industrial and Office REALTORS (SIOR)

Mississippi Commercial Association of REALTORS (MCAR)

International Council of Shopping Centers (ICSC)

Urban Land Institute (ULI)

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