

OFFICE  
BUILDING  
FOR SALE5685  
MISSISSIPPI  
18

Jackson, MS 39209

Jon-David Johnson,  
CCIMOwner Broker  
601.707.5555  
jd@jdcrc.com**PROPERTY DESCRIPTION**

JDJ Realty offers +/- 6,000 SF Office Building for sale. Currently separated two suites, the North suite was previously used as a dentist office and can be gutted for warehouse use or large meeting space needs. South end suite consists of just general office space. Building is situated on a 2.29 acre lot with 43 parking spaces included. Great visibility with easy access to Hwy 18.

**PROPERTY HIGHLIGHTS**

- +/- 6,000 SF Office Building
- Located on a large 2.29 acre lot
- 43 parking spaces
- Great visibility and access to Hwy 18

**OFFERING SUMMARY**

Sale Price:	\$390,000
Building Size:	6,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	48	324	1,033
Total Population	106	723	2,333
Average HH Income	\$46,190	\$46,190	\$46,181

164 Watford Parkway  
Drive, Canton, MS 39046  
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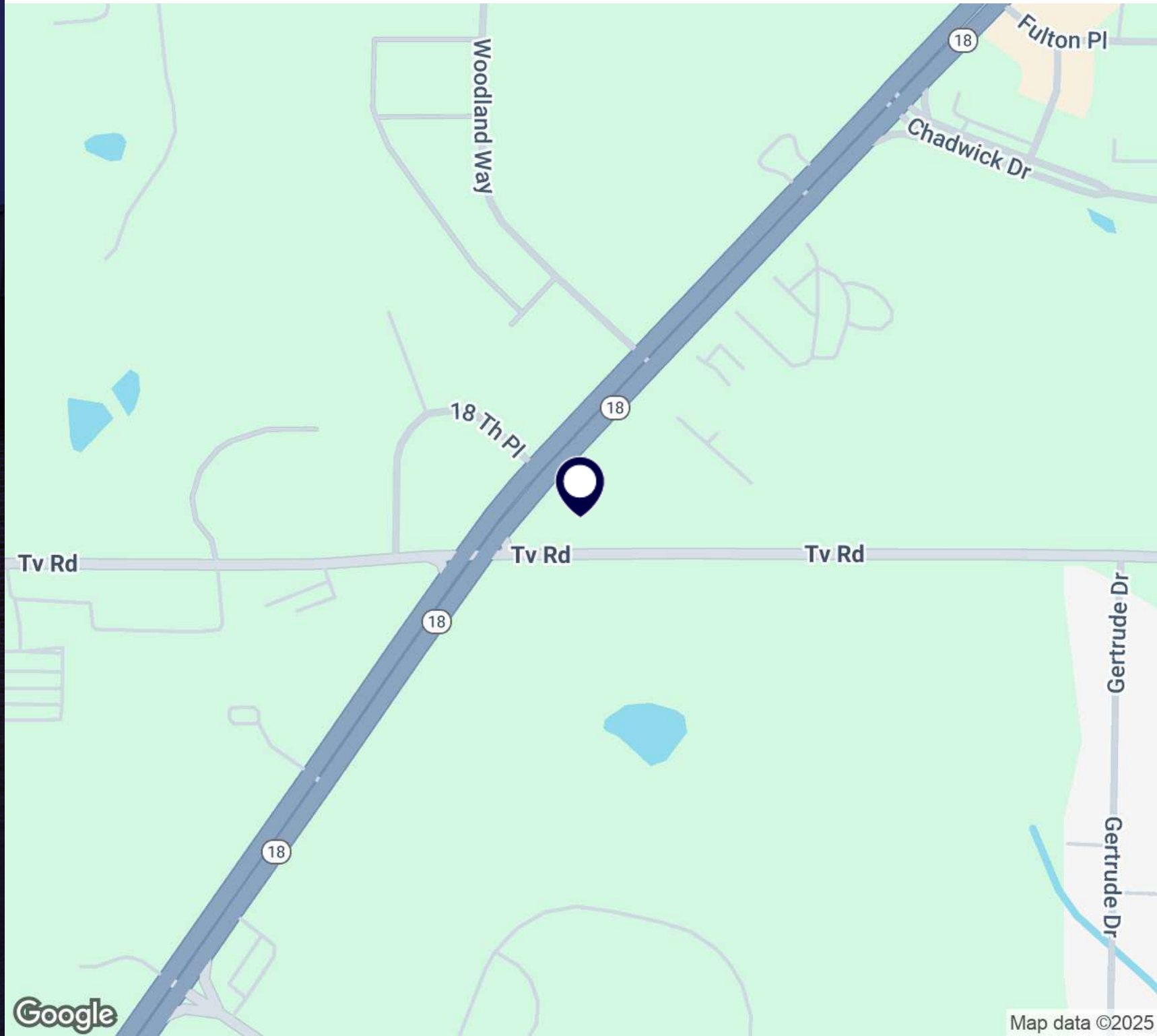
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ADDITIONAL PHOTOS



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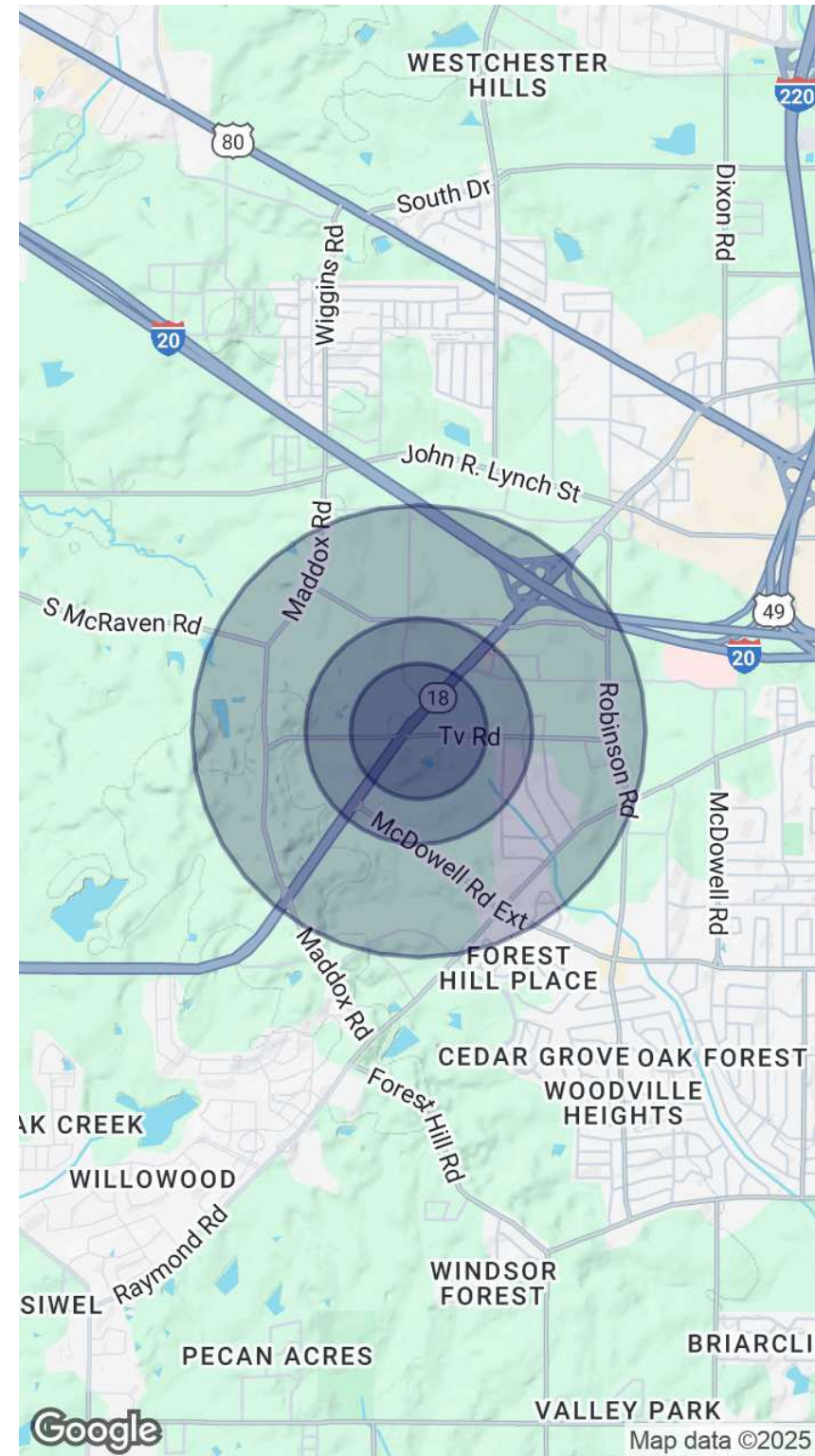
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	106	723	2,333
Average Age	34	34	35
Average Age (Male)	32	32	33
Average Age (Female)	36	36	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	48	324	1,033
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$46,190	\$46,190	\$46,181
Average House Value	\$449,605	\$449,605	\$358,931

Demographics data derived from AlphaMap

## DEMOGRAPHICS MAP & REPORT



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