

*Pricepoint*

# FOR LEASE

4465 I-55 South Frontage Road  
Jackson, MS 39206



Presented by Doug Price, JD | Pricepoint, LLC

**2023**



4,372 square feet

Premium lease space becoming available within the iconic Jackson building known as Banner Hall.

Storefront  
Retail/Office

While this space previously has served as a retail store, the size and location make it ideal for any retail, office, or medical user.

Parking/Access

There are 157 surface parking spaces available at Banner Hall right off the frontage road, making access to the metro area second to none.

Location/Traffic

Banner Hall is centrally located on the I-55 frontage road in the heart of Northeast Jackson. The traffic count exceeds 100,000 cars daily.

Current Tenants

Lemuria, Broad Street Baking Co., Tuxes Too, Barnette's Salon, Fresh Ink, Lynn Myers Design, & Pricepoint.

Rent

\$28.00 per sq.ft MC



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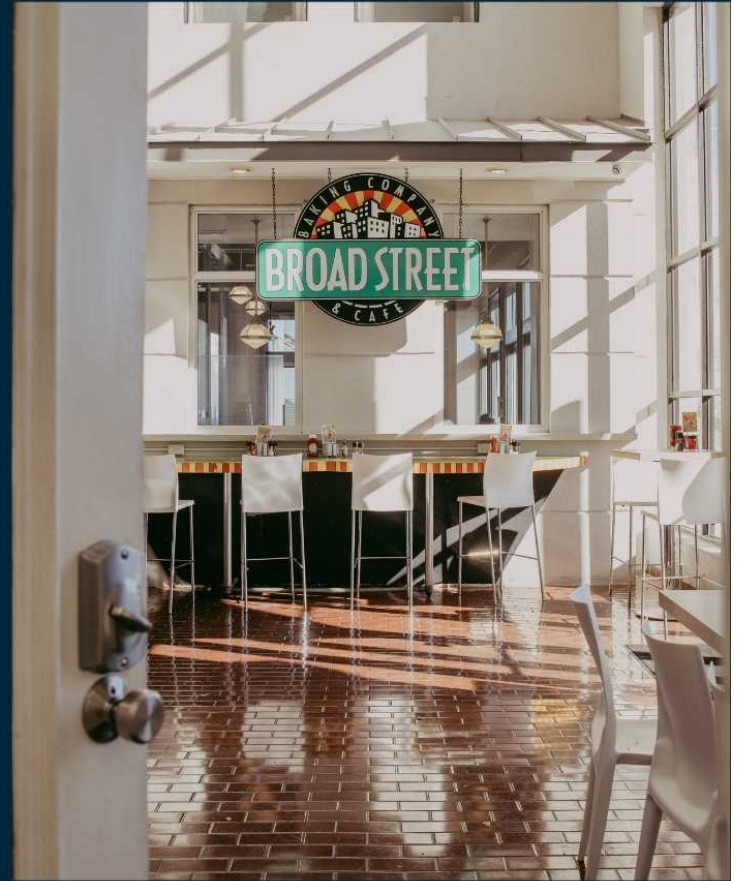
## Outside.

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Few buildings in the Jackson Metro Area match Banner Hall when it comes to visibility, centrality, and iconic status.

When heading south on Interstate 55, Banner Hall is one of the first buildings you recognize as you enter the Capital City, signaling your location in the heart of Jackson commerce, hospitality and professional services.

From the towering exterior windows, the three-story atrium is visible from the interstate (which boasts north of 100,000 cars daily), and the pull-up access to the hall with its 157 surface parking spaces make it convenient for quick, in-and-out stops as well as longer stopovers at Broad Street Baking Company or Lemuria.



## Inside.

The premium, natural-light-filled retail space currently occupied by The Bridal Path will be available for lease in late summer or early fall 2023.

This space could not have better access, as it faces interstate traffic and has large floor-to-ceiling windows, which could be converted to an entry way, making it possible for visitors to access the space directly from the parking lot.

While it currently is built out for a retail user, the footprint, size and location make it amenable to any number of users including medical, hospitality or professional services looking for high visibility and exposure.

Beyond that, any new tenant will be the beneficiary of the synergy and patronage of the long-tenured tenants who have called Banner Hall home for more than two decades, creating built-in foot traffic on opening day.

FIND YOUR PLACE

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Doug is a licensed attorney and a commercial real estate broker with a decade of experience in the medical world. For the past five years, he has worked primarily with independent healthcare practices, helping clients develop and implement strategies related to their commercial real estate needs.

He founded Pricepoint with the intent of helping clients find the perfect place for their office, clinic, restaurant or other type of use.

He has a passion for helping others get to where they want to go

Pricepoint. Find you place.