



Flex-Office Space: 220 Business Park

100-104 Business Park Drive
Ridgeland, Mississippi 39157

Property Overview

NAI UCR Properties is proud to present Flex/Office spaces for Lease in the 220 Business Park at 100-104 Business Park Drive, Ridgeland, MS. Suites Ranging From 1,344 SF - 2,336 SF Containing Office and Warehouse. The 104 Building Has Suites With Drive-in Access With Newly Renovated Office Spaces and Led Retro-fitted Warehouse Space.

The property offers prime location and flexible floor plans designed to accommodate a variety of businesses. With high visibility and ample parking, this property provides an ideal setting for success. Positioned for convenience and accessibility, 220 Business Park presents a compelling opportunity for businesses seeking a professional flex/office environment in a sought-after location.

Property Highlights

- Prime location in Ridgeland, MS
- Flexible Floor Plans for Versatile Use
- Suites Range from 1,344 SF - 2,336 SF
- High Visibility for Increased Exposure
- Ample Parking for Tenants and Visitors
- Professional Environment for Businesses
- Convenient and Accessible Location

For More Information

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NAI UCR Properties (UCR Properties, LLC) is a leading commercial real estate firm based in the Jackson metro area with complete real estate services in the office, retail, industrial, land and investment sectors. NAI Global is the single largest, most powerful global network of owner-operated commercial real estate brokerage firms. NAI Global Member firms, leaders in their local markets, are actively managed to work in unison and provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 300 offices strategically located throughout North America, Latin America, Europe and Asia Pacific, with over 5,100 local market professionals, managing over 1.1 billion square feet of property.

All information furnished regarding property for sale or lease are from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



Offering Summary

Lease Rate:	\$11.00 - 11.50 SF/yr (MG)
Building Size:	25,149 SF
Available SF:	1,344 - 2,336 SF
Year Built:	1986
Zoning:	TIP
Traffic Count:	50,000

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Location Overview

One street removed off of Highland Colony Parkway; Easy Access off of I-220. Great access to both Jackson and the main corridor of Ridgeland, with the important proximity to the Interstate corridor.



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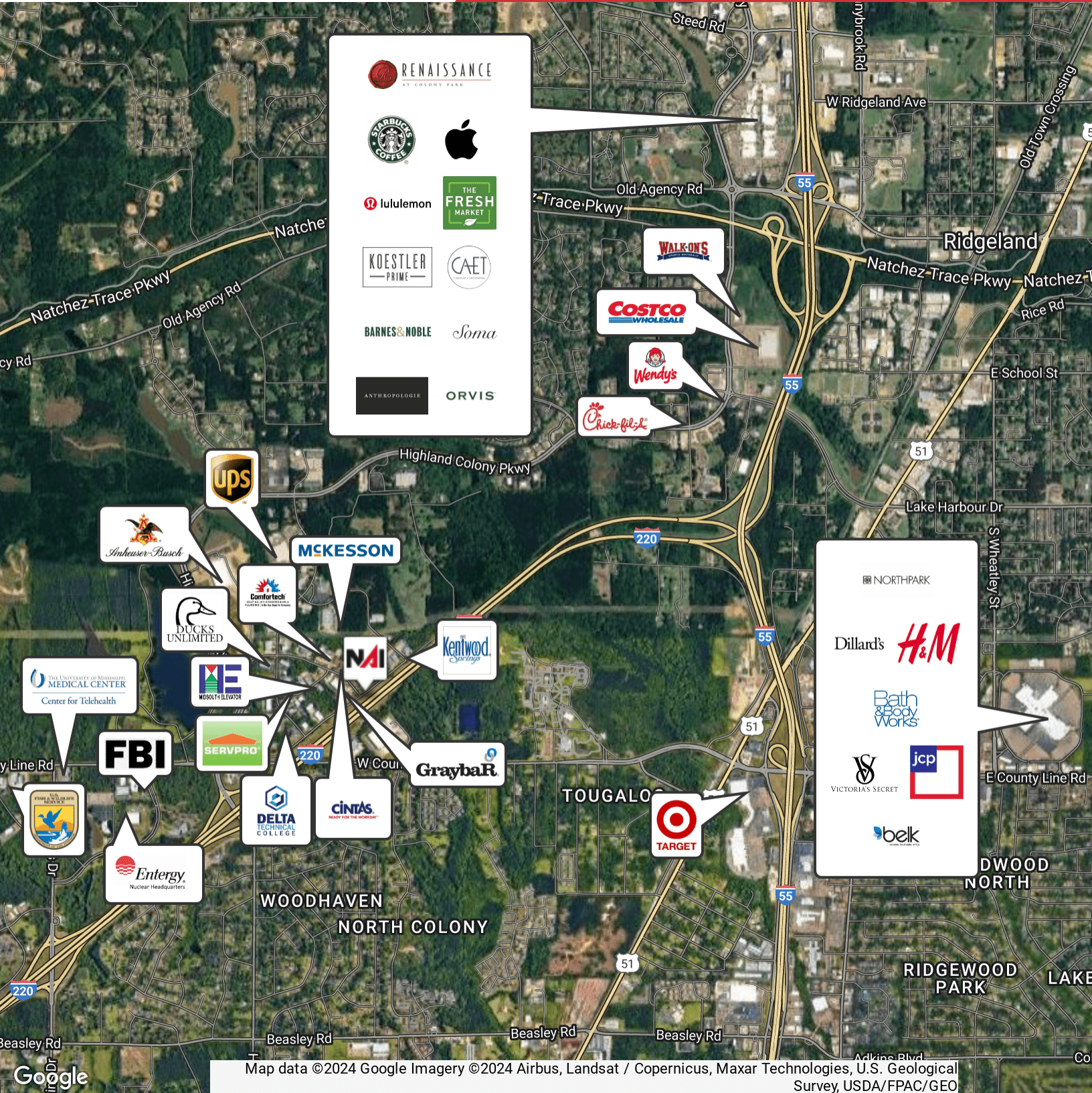


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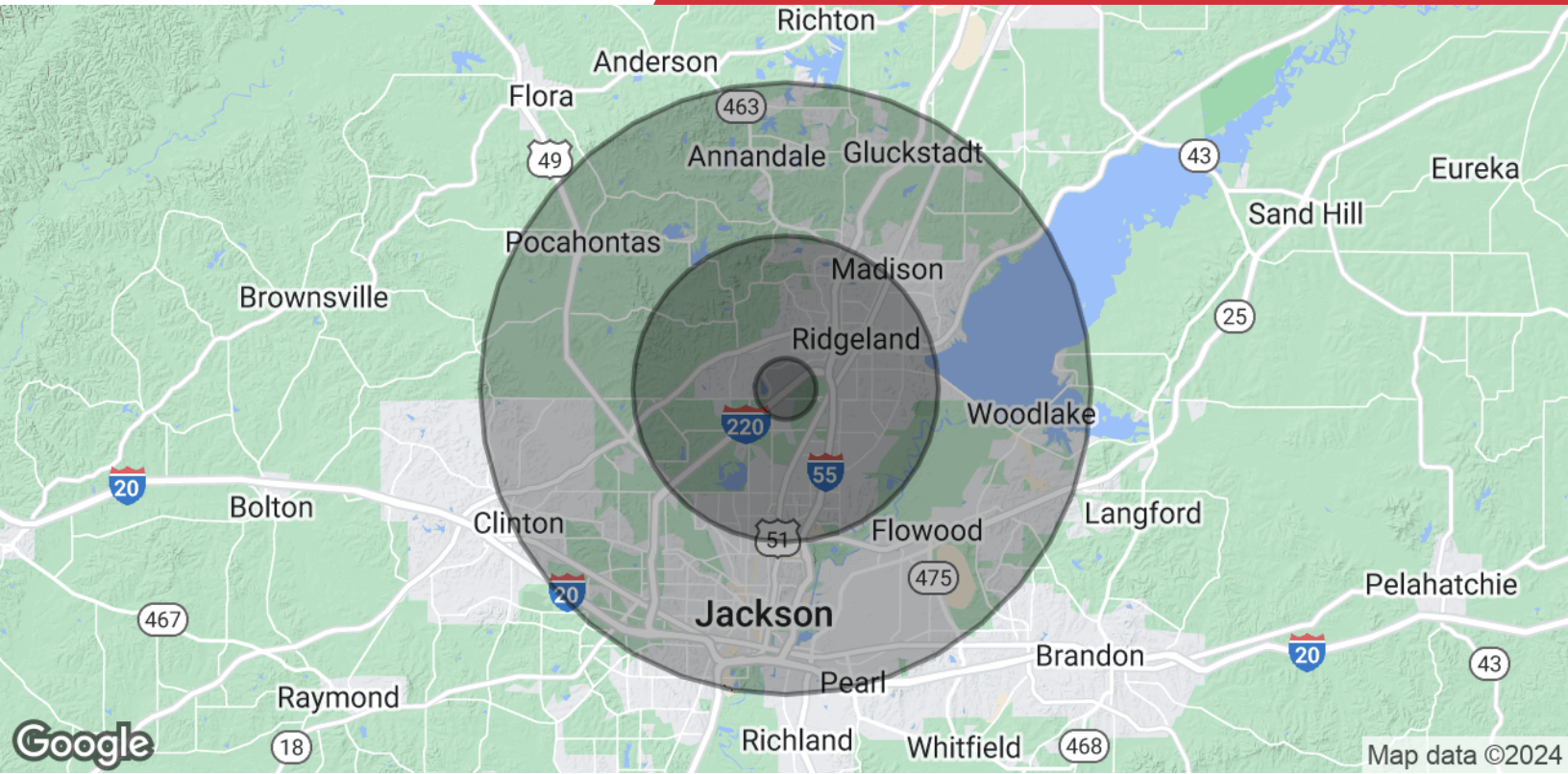
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Population	1 Mile	5 Miles	10 Miles
Total Population	2,731	92,366	254,225
Average Age	41.0	35.7	34.2
Average Age (Male)	43.7	34.7	33.1
Average Age (Female)	38.3	36.6	35.2
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,046	36,556	96,448
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$72,937	\$70,363	\$65,442
Average House Value	\$159,495	\$206,690	\$185,117

* Demographic data derived from 2020 ACS - US Census