

OXFORD, MS



CANNON | CLEARY | MCGRAW  
COMMERCIAL

2653 WEST OXFORD LOOP

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# OFFERING SUMMARY

CANNON CLEARLY MCGRAW IS PROUD TO OFFER THE RARE OPPORTUNITY FOR ONE OF OXFORD'S MOST STATE OF THE ART OFFICE SPACES.

THE SUBJECT PROPERTY IS LOCATED ON WEST OXFORD LOOP JUST OFF W. JACKSON AVE AND IS IDEALLY SITUATED TO THE WEST OF THE NEW GALLERIA II SHOPPING CENTER,

THIS PROVIDES SUCH AMENITIES AS RESTAURANTS (CHICKEN SALAD CHICK, HONEY BAKED HAM, MUGSHOTS) AND GREAT SHOPPING (DICK'S, BATH & BODY WORKS, OLD NAVY, ROSS, MARSHALLS, HOMEGOODS, AND MORE).



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# PROPERTY FACTS

**NUMBER OF SPACES: 1**

**TOTAL SQ FT: 12,600**

**\$19.50/SF/YR**

**SPACE TYPE: CLASS A OFFICE SPACE**

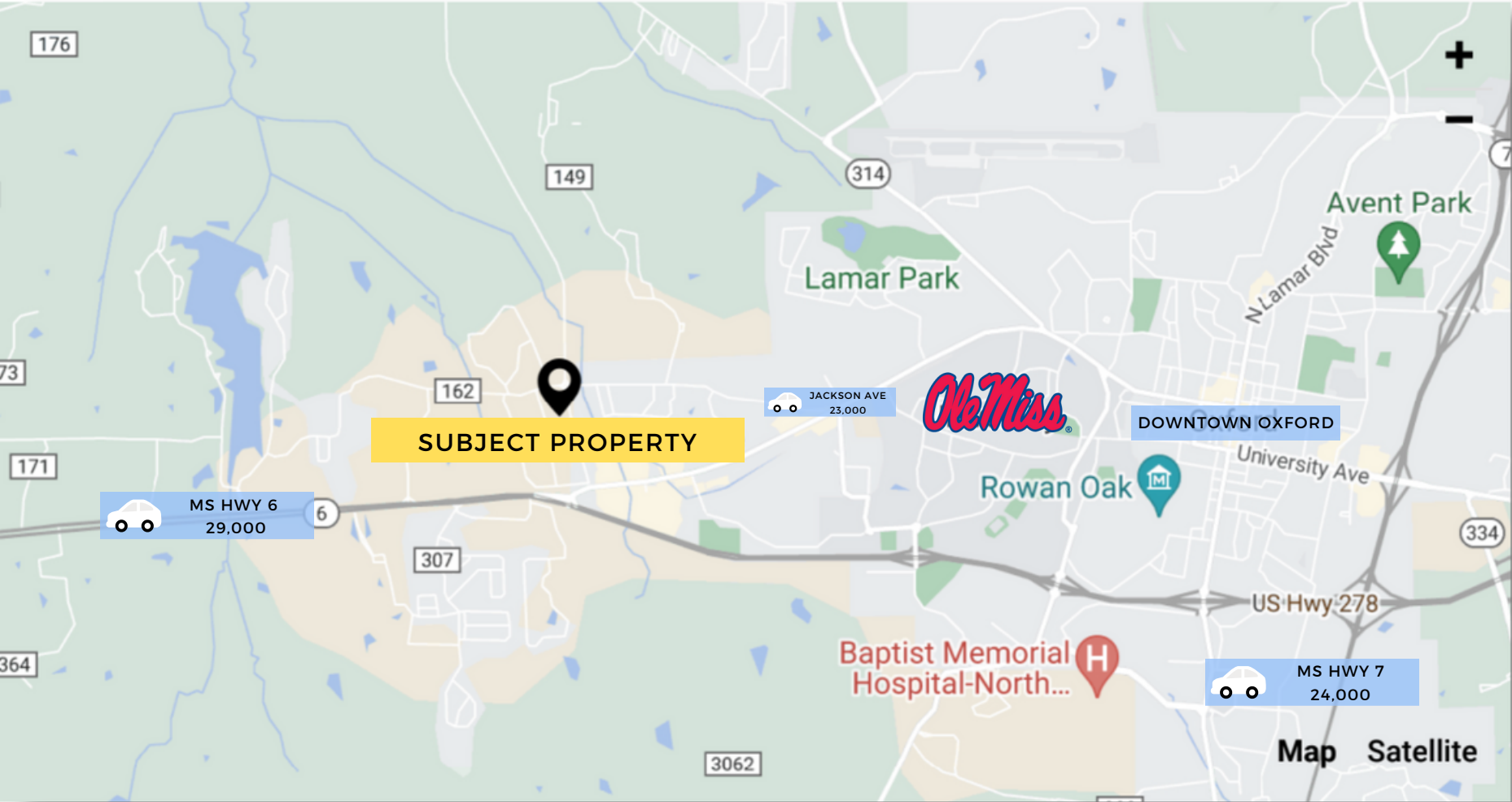
**LEASE TYPE: NNN**

**DATE AVAILABLE: UPON LEASE EXECUTION**



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# MACRO OVERVIEW





# BUILDING



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# THE SPACE



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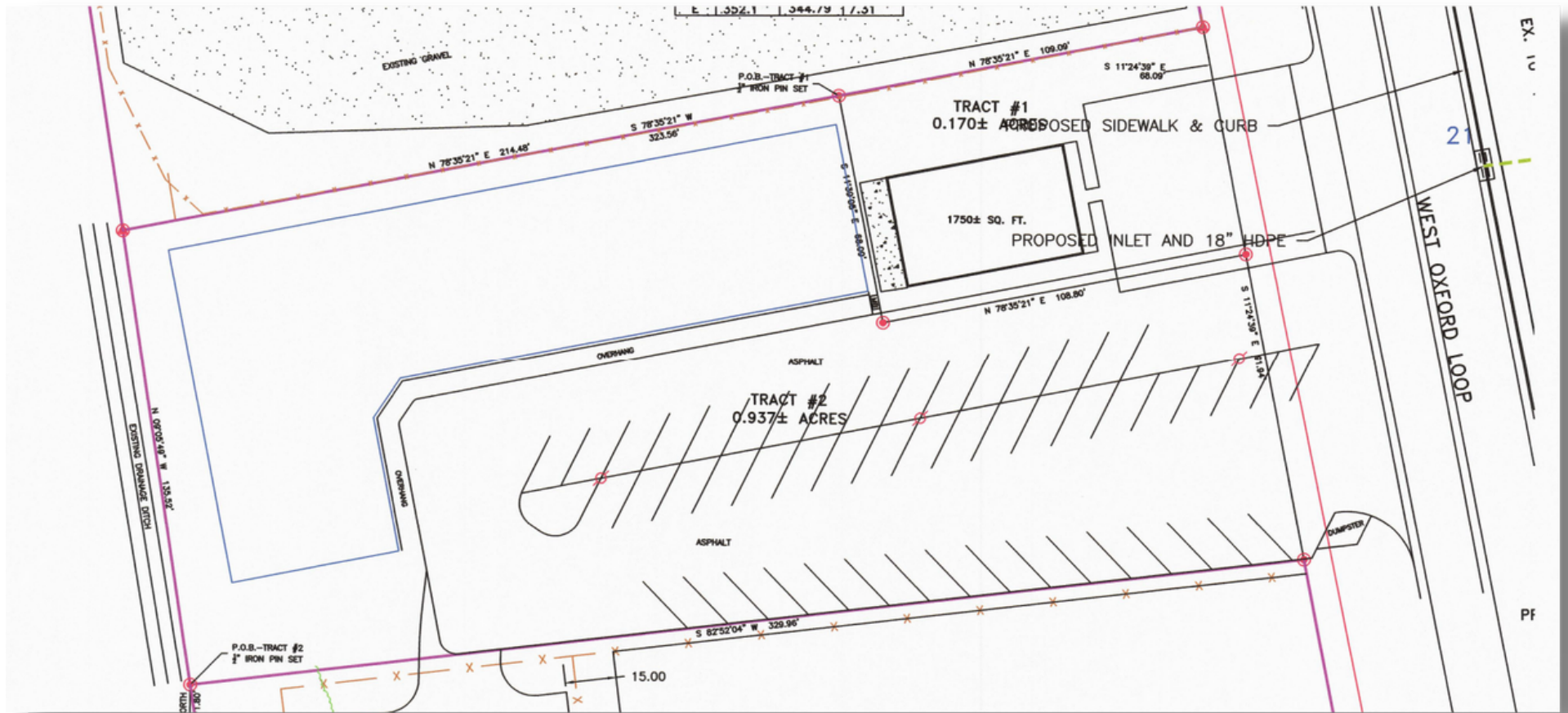


# THE SPACE



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# SITE PLAN





# THE LOCATION

## AREA AMENITIES

- JUST OFF W. JACKSON AVENUE (OXFORD'S MAIN COMMERCIAL CORRIDOR)
- EASY ACCESS TO HIGHWAY 6 AND THE NEW WEST OXFORD LOOP EXTENSION

## GREETINGS FROM

### THE UNIVERSITY OF MISSISSIPPI

- STUDENT ENROLLMENT IS UP +/- 18%

- A POWER 5 UNIVERSITY

- TIER 1 RESEARCH UNIVERSITY

### THE TOWN

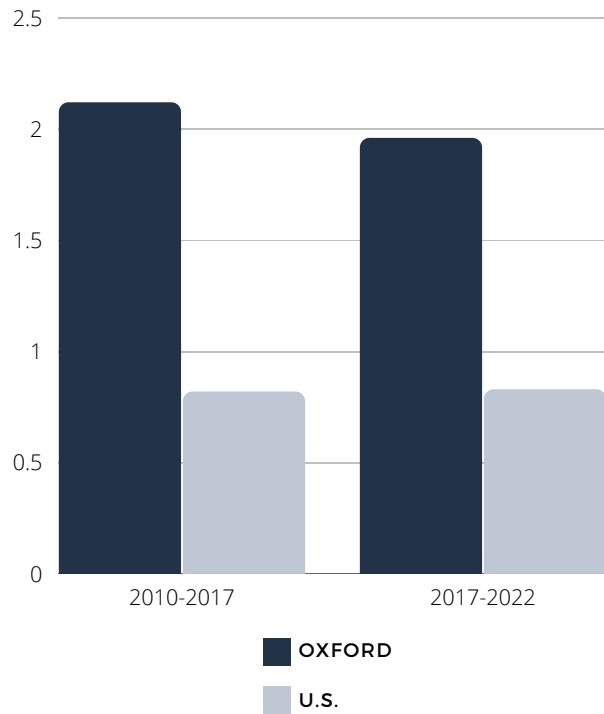
- THE CITY OF OXFORD HAS EXPERIENCED A 36% POPULATION INCREASE IN THE LAST 10 YEARS

- ESPN NAMED OXFORD AS AMERICA'S BEST COLLEGE TOWN 2020

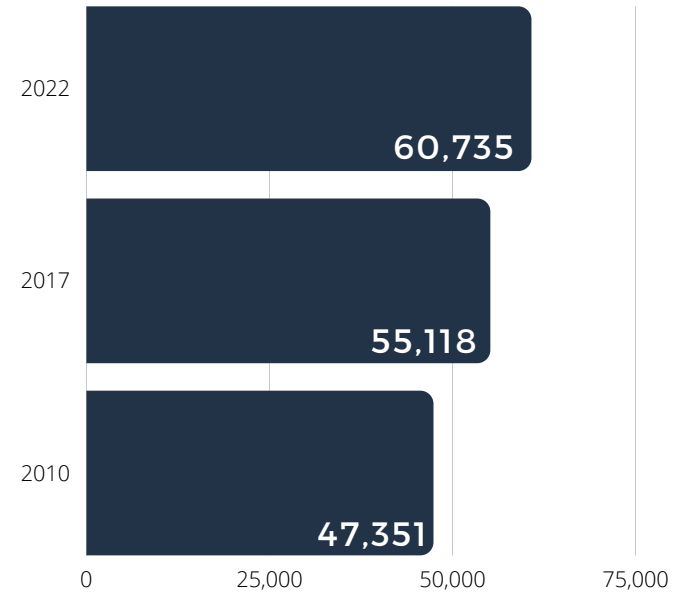


# DEMOGRAPHIC REPORT

## % ANNUAL POPULATION GROWTH



## POPULATION BY YEAR



- OXFORD RANKED #49 OUT OF 550 U.S. MICROPOLITANS IN ECONOMIC STRENGTH IN 2017
- SINCE 2010, LAFAYETTE COUNTY HAS GAINED 6,400 RESIDENTS RESULTING IN A 13.61% POPULATION INCREASE, THE HIGHEST PERCENTAGE GROWTH IN THE STATE IN THE LAST SEVEN (7) YEARS.
- OXFORD RANKED #1 ON KIPLINGER'S "10 SMART PLACES TO RETIRE" LIST FOR 2014





# LEGAL DISCLAIMER

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