

OFFICE BUILDING FOR LEASE

THE CROSSING

1231 Highway 45 N, Columbus, MS 39705

SCOTT FARMER

Broker/Owner
C. 662.341.5205
scott@farmercommercialproperties.com



FARMER COMMERCIAL PROPERTIES
O. 662.341.5205
101 S Lafayette Street Ste 31
Starkville, MS 39759
farmercommercialproperties.com

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OFFERING SUMMARY

Lease Rate:	\$10.00 SF/month (NNN)
Building Size:	47,579 SF
Available SF:	6,802 SF
Lot Size:	2.34 acres
Number of Units:	1
Zoning:	Commercial

PROPERTY OVERVIEW

Columbus, MS. 1231 Hwy 45 N. Excellent 6,802 SF right end-cap commercial lease space located in The Crossing Shopping Center. The space features large open entry area, 8 offices, 2 conference rooms, and 2 restrooms. This location is benefited with a 4-way signalized traffic light for outstanding ingress/egress. This is a prime commercial lease location!

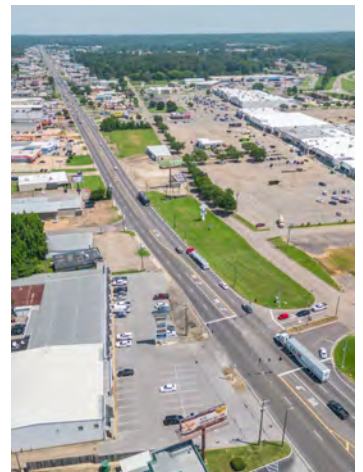
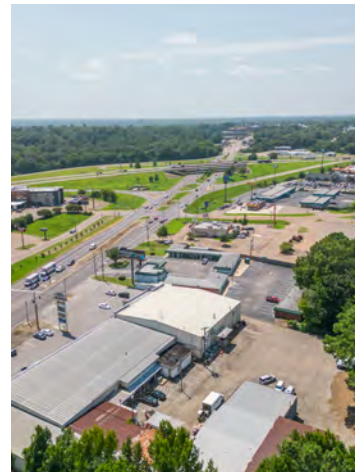
Directions - Hwy 82 to Columbus, North on Hwy 45N, located on left just before Leigh Mall.

RE TAXES: \$0.59 PSF
INSURANCE: \$0.21 PSF
CAM: \$0.48 PSF

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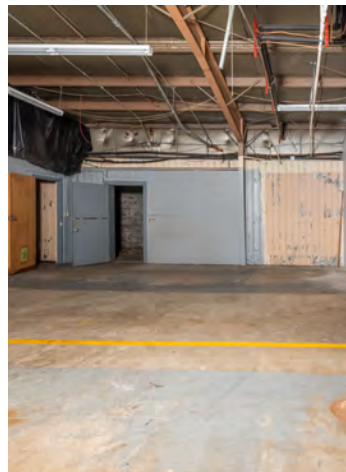
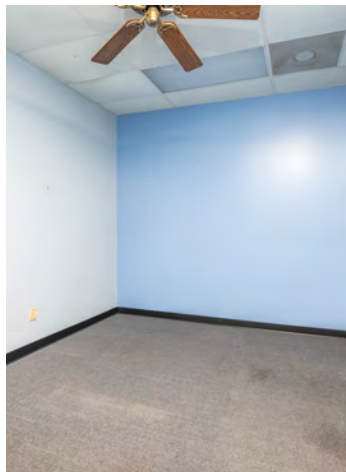
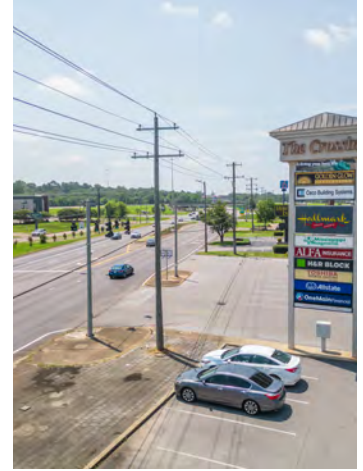
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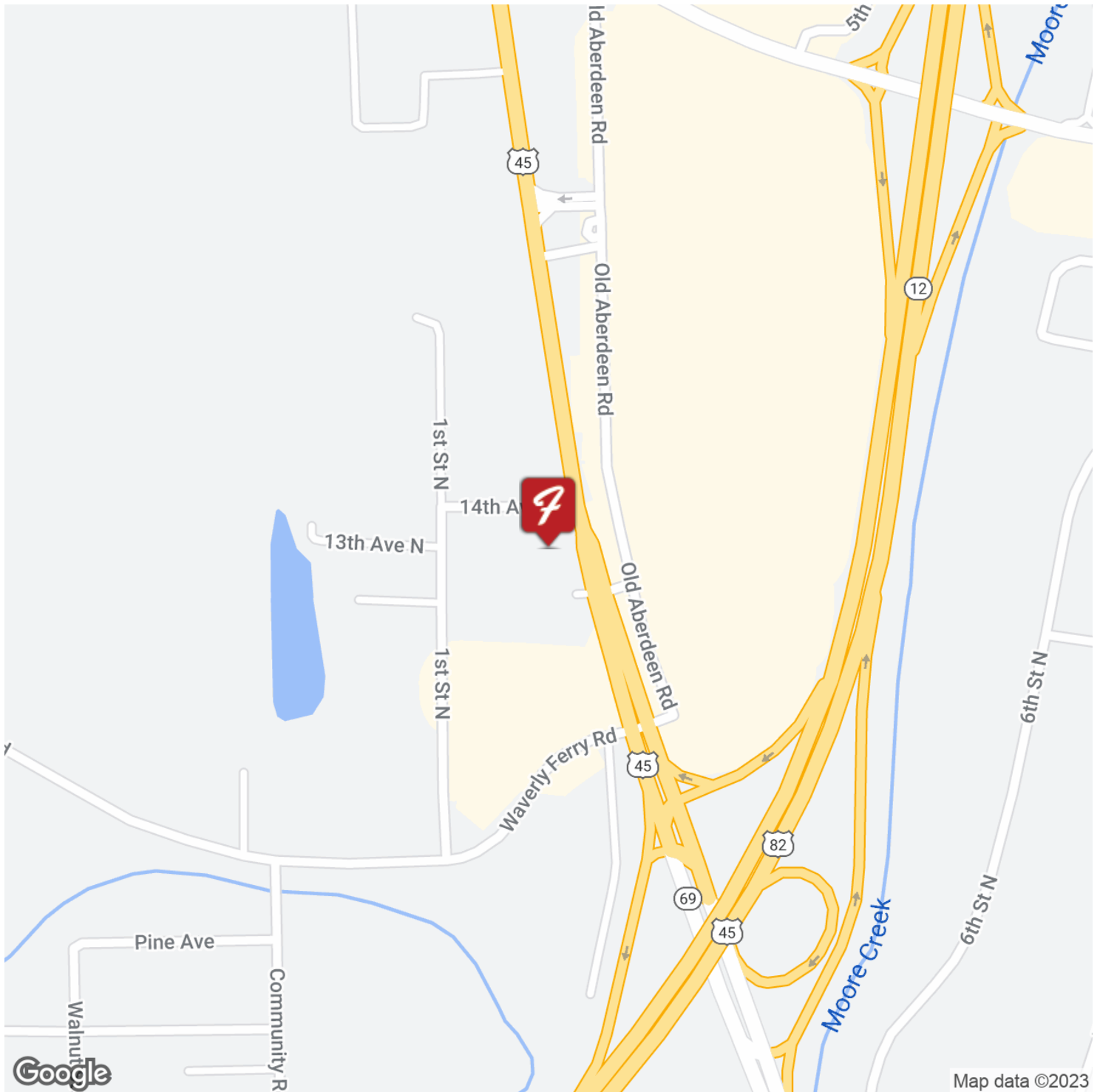


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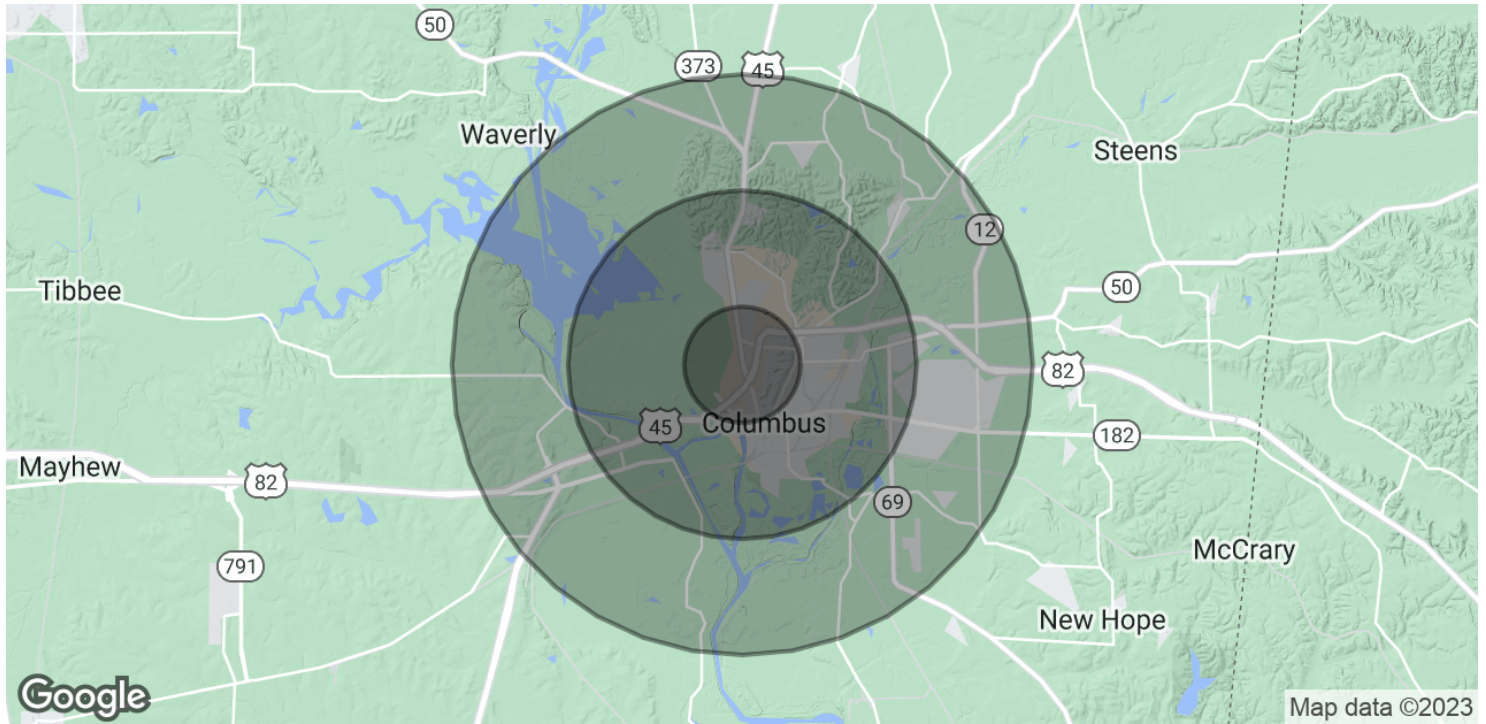
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,141	15,575	28,221
Average Age	45.4	39.7	39.4
Average Age (Male)	40.2	40.5	39.1
Average Age (Female)	54.2	41.1	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,374	8,471	14,366
# of Persons per HH	1.6	1.8	2.0
Average HH Income	\$46,266	\$39,360	\$44,808
Average House Value	\$145,653	\$125,958	\$134,652

* Demographic data derived from 2020 ACS - US Census

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